

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

November 20, 2007
Tuesday, 11:45 AM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

1. **11:45 AM – Work Session briefing regarding the SmartCode and the Form Based Zoning District, Unified Development Code amendments by the Planning and Community Development Department and discussion of zoning case recommendations and all other items for consideration on the agenda for November 20, 2007, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of November 6, 2007 Minutes.
7. **ZONING CASE NUMBER Z2008010 S ERZD:** The request of City of San Antonio, Applicant, for 281/150 Stone Oak Developers, Ltd., Owner(s), for a change in zoning from property located outside city limits to "C-3" S ERZD General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Transit Park and Ride on 19.982 acres out of CB 4900 and CB 4924, 23445 US Highway 281. (Council District 9) Pg. 4
8. **ZONING CASE NUMBER Z2007278:** The request of Kaufman and Associates, Inc., Applicant, for Bhakta, Karsan and Bhakta, Jashuben / Bentwood Apartments, LLC / See, Sian-Tock, Owner(s), for a change in zoning from "C-2" Commercial District to "MF-50" Multi-Family District on Lot 9, the south 293.32 feet of Lot 11, Lot 12, Lot 13, the west 22 feet of Lot 14, and Lot 21, NCB 8692, 1107, 1111 and 1125 Austin Highway. (Council District 10) Pg. 18
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

9. **ZONING CASE NUMBER Z2007315:** The request of Musselman Interests, Ltd, Applicant, for Musselman Interests, Ltd, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-3NA” General Commercial District, Nonalcoholic Sales on P-8D, NCB 17757, 15621 O'Connor Road. (Council District 10) Pg. 22
10. **ZONING CASE NUMBER Z2007312 CD:** The request of R. Carlile Roberts, Applicant, for R. Carlile Roberts, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” (CD-Mini-Storage Facility) Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres on 4.1933 acres out of Block 2, NCB 15972, 5930 Old Pearsall Road. (Council District 4) Pg. 24
11. **ZONING CASE NUMBER Z2007316:** The request of Kaufman and Associates, Inc., Applicant, for Brad Galo, Owner(s), for a change in zoning from “MF-25” Multi-Family District and “MF-25” GC-1 Multi-Family Gateway Corridor Overlay District-1 to “C-2” Commercial District and “C-2” GC-1 Commercial Gateway Corridor Overlay District-1 on 23.51 acres out of NCB 18333, 20865 IH-10 West. (Council District 8) Pg. 30
12. **ZONING CASE NUMBER Z2008008:** The request of Brown, PC, Applicant, for Verano Land Group, LP, Owner(s), for a change in zoning from “MI-1” Mixed Light Industrial District and “UD” Urban Development District to “UD” Urban Development District or “FBZD” Form Based Zoning District on 1056.737 acres out of CB 4005, CB 4283, CB 4284, CB 4285, CB 4286, NCB 16456, NCB 16458, NCB 18087 and NCB 18088, 700-1900 Block of Southwest Loop 410, 11000-12000 Block of Pleasanton Road and 10000-11000 Block of South Zarzamora. (Council District 3) Pg. 32

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2008015:** The request of Mears Homes, Inc., Applicant, for Monroe and Virginia Bethke, Owner(s), for a change in zoning from “C-2” H Commercial Historic District to “R-4” H IDZ Residential Single Family Historic District Infill Development Zone on 0.111 acres out of NCB 719, 716 South Presa Street. (Council District 1) Pg. 38

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2008016:** The request of Brownstone Traditions SA, Ltd., Applicant, for Peter Rosen, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “IDZ” Infill Development Zone with uses permitted in “MF-33” Multi-Family District on Lot 11, Block 2, NCB 1739, 421 Paschal. (Council District 1) Pg. 42
15. **ZONING CASE NUMBER Z2008019 CD:** The request of Udell and Aida Spivey, Applicant, for Udell and Aida Spivey, Owner(s), for a change in zoning from “R-4” Residential Single Family District to “R-4” (CD-Two Family Dwelling) Residential Single Family District with a Conditional Use for a Two Family Dwelling on Lot 15, Block 8, NCB 6641, 1231 Avant Avenue. (Council District 3) Pg. 46
16. **ZONING CASE NUMBER Z2008021:** The request of Richard R. Whitcher, Jr. and Chie O Rev L/TR, Applicant, for Richard R. Whitcher, Jr. and Chie O Rev L/TR, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MH” Manufactured Housing District on Lot 1, Lot 2, Lot 3 and west 30 feet of Lot 4, Block 001, NCB 15629, 5127 Sherry Street. (Council District 4) Pg. 50

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.

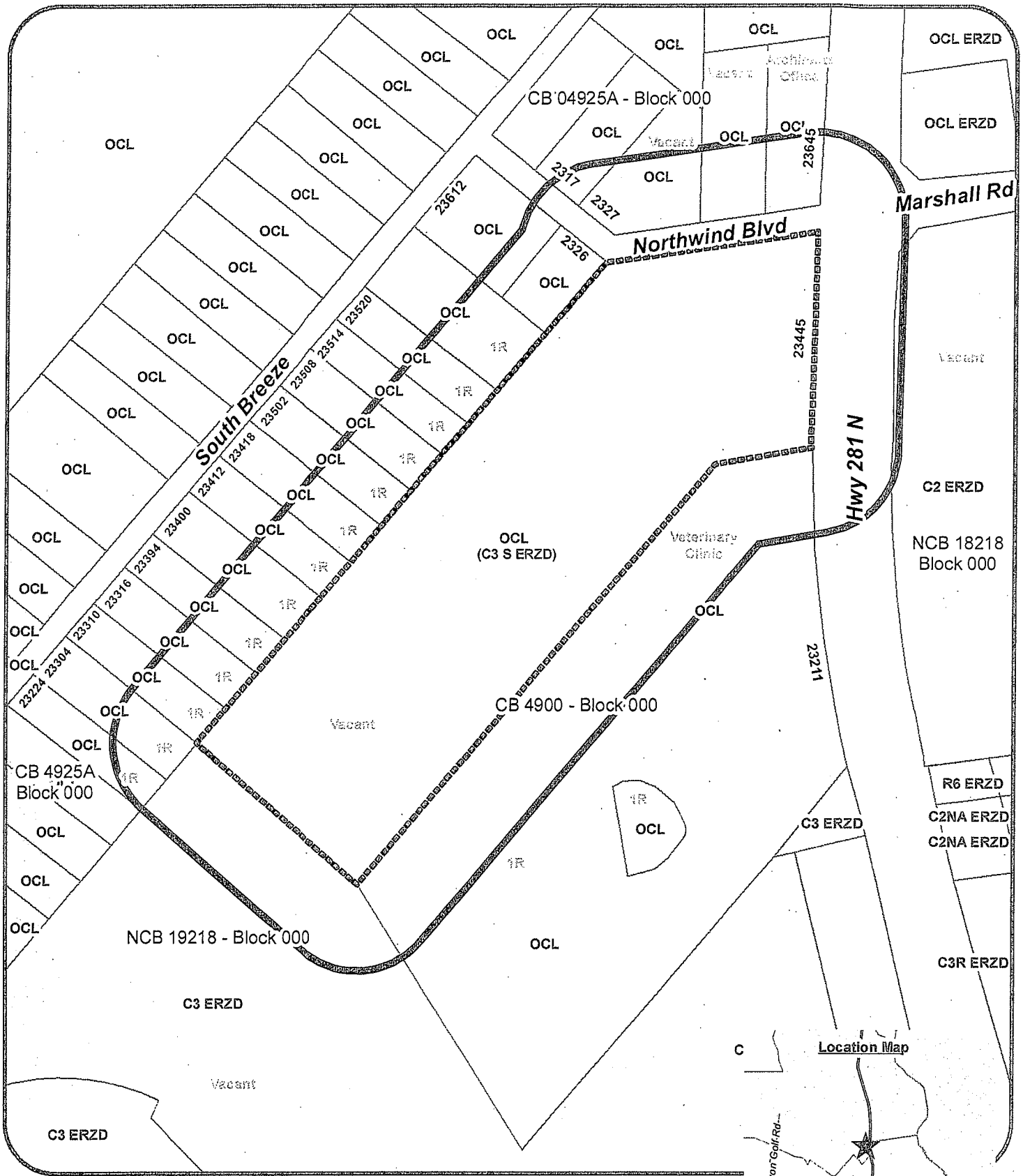
17. **ZONING CASE NUMBER Z2008023:** The request of Starboard Investments, Ltd., Applicant, for Buna W. McKinnon, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-1” Light Commercial District on Lot 1, Lot 2, Lot 3 and Lot 4, NCB 6937, 3116 Nogalitos Street. (Council District 5) Pg. 54

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
18. **ZONING CASE NUMBER Z2008024:** The request of Kaufman & Associates, Inc., Applicant, for Brass Centerview Holdings, LLC, Owner(s), for a change in zoning from “O-2” Office District, “C-1” Light Commercial District and “C-2” Commercial District to “C-3” General Commercial District on 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275, approximate 4400 - 4600 Block of Centerview Road. (Council District 7) Pg. 58

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
19. **ZONING CASE NUMBER Z2008009 S:** The request of Bexar County (Center for Health Care Services), Applicant, for Bexar County (Center for Health Care Services), Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3NA” S General Commercial District, Nonalcoholic Sales with a Specific Use Permit for a Human Services Campus on Lot 17, Block 40, NCB 251, 601 North Frio Street. (Council District 5) Pg. 62
20. **ZONING CASE NUMBER Z2008011:** The request of Alamo City Christian Fellowship Church, Applicant, for Alamo City Baptist Church, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3” General Commercial District on 0.3887 acres out of NCB 16817, 6500 IH 35 North. (Council District 2) Pg. 66
21. **ZONING CASE NUMBER Z2008013:** The request of J and M Investments Group, LLC, Applicant, for Vantage Way San Antonio, LP, Owner(s), for a change in zoning from “I-1” General Industrial District and “C-3NA” General Commercial District, Nonalcoholic Sales to “C-3” General Commercial District on Lot 2, Block 2, NCB 17443, 11500 IH 10 West. (Council District 8) Pg. 68
22. Public hearing and consideration of amendments to the Unified Development Code to add a Form Based Development Use Pattern and a Form Based Zoning District (Planning and Community Development Department).
23. Public hearing and consideration of eight (8) amendments to the Unified Development Code. (Development Services Department)
24. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
25. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Zoning Case Notification Plan

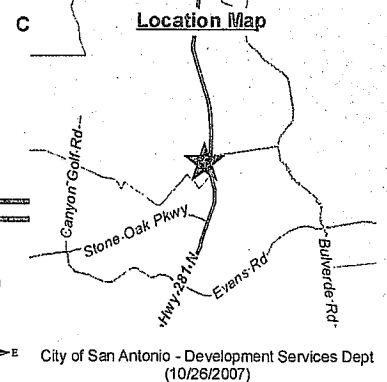
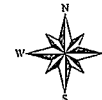
Case Z-2008-010 S

Council District 9

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Parcel P-12AABS 54 - CB 04900 (8.38 Acres) and Parcel P-1AABS 633 - CB 04924 (11.6 Acres)

Legend	
Subject Property	□□□□□□ (19.98 Acres)
200' Notification Buffer	▬▬▬▬▬▬
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬▬▬▬▬▬



City of San Antonio - Development Services Dept
(10/26/2007)

CASE NO: Z2008010 S ERZD

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007 **Zoning Commission Continuance (Applicant Request)**
from November 6, 2007

Council District: 9

Ferguson Map: 483 D3

Applicant Name: **Owner Name:**

City of San Antonio 281/150 Stone Oak Developers, Ltd.

Zoning Request: From Property Located Outside City Limits to "C-3" S ERZD General Commercial
Edwards Recharge Zone District with a Specific Use Permit for a Transit Park and Ride.

Property Location: 19.982 acres out of CB 4900 and CB 4924
23445 US Highway 281
Southwest Corner of US Highway 281 and Marshall Road

Proposal: To Allow Commercial Development

Neigh. Assoc. Stone Oak Property Owner's Association is within 200 feet.

Neigh. Plan None

TIA Statement: A Level-3 Traffic Impact Analysis is required.

Staff Recommendation:

Approval

The requested zoning and proposed use of the subject property are consistent with the development trends and patterns along US Highway 281, which began in the 1990's. The proposed development of the property for commercial retail, a public library and a transit park and ride center are compatible with the non-residential development and commercialization of the US Highway 281 corridor. Currently, the subject property is located outside the city limits and within the ETJ of San Antonio. Action to annex the property into the city will be taken by the City Council on November 29, 2007, as will zoning the property to the requested district.

The subject property, which totals just under 20 acres and is undeveloped, is currently located outside the municipal boundary of San Antonio, as are adjacent parcels to the north, east and west. The property fronts on Northwind Boulevard, an unimproved county road, to the north and has frontage along US Highway 281 North along the east property line. The proposal is to develop multiple uses on the site including a retail center, a library and a VIA Park and Ride facility. The extension of Marshall Road west of US Highway 281 will commence after construction on the site begins in the spring of 2008. This zoning case has been initiated in accordance with Section 35-421(b)(3) of the Unified Development Code at the request of the San Antonio City Council.

The property is bound to the west by lots within the Northwind Estates residential subdivision. This development is outside the city limits and has parcels that are typically about one acre. The residences within this development vary in age with some of the more established dwellings dating to the early 1980's. To the north and east, across Northwind Boulevard and US Highway 281, are non-residential uses including offices, a convenience store, and a mortuary. To the south, there is a large parcel with multiple uses, which include two single family residences, one dating to 1958 and one to 1967, and a veterinary clinic that dates to 1970. A portion of the south property line is adjacent to an undeveloped parcel that was annexed into the city in December of 1997 and is currently zoned C-3 ERZD. To the east, across US Highway 281, is a large undeveloped parcel that was annexed into the city in December of 1985 with C-2 ERZD zoning that dates to 1999. Most of the properties with frontage along Highway 281 from Marshall Road south to Evans Road have C-3 ERZD zoning in place.

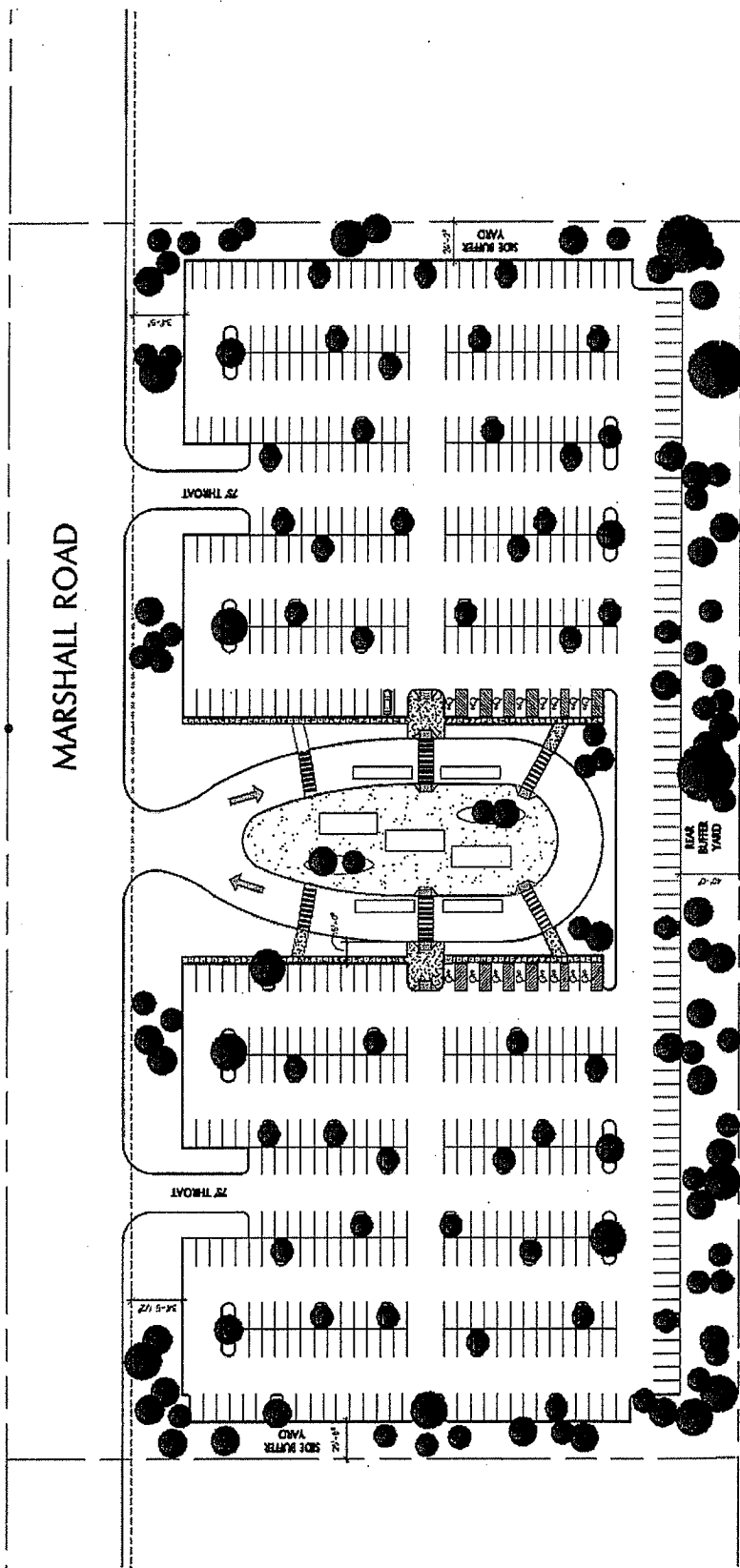
CASE MANAGER : Matthew Taylor 207-5876

TACARA
SITE PLAN

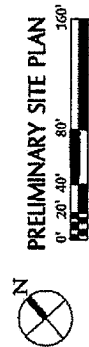


01080027

72008010



TOTAL SITE AREA: 34189153 sq. ft.
 IMPERVIOUS AREA: 24166232 sq. ft.
 TOTAL PARKING SPACES: 572



POTENTIAL
 VIA PARK AND RIDE CONCEPT
 DRAWING FOR
 THE CITY OF SAN ANTONIO

METROPOLITAN TRANSIT
 P.O. BOX 12489, 800 WEST MYRTLE
 SAN ANTONIO, TEXAS 78212



fishercheck architects
 915 S. St. Mary's Street
 San Antonio, Texas 78205
 210.298.1500 fax 298.1022

PRELIMINARY
 NOT FOR REGULATION, PERMIT,
 OR CONSTRUCTION
 WITHOUT THE ARCHITECT'S
 WRITTEN CONSENT
 DATE: 08/05/04 BY: JES

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2007 NOV 14 PM 1:51

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008010 (Commercial Annexation Site)

Date: November 14, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 19.98-acre tract located on the city's north side. A change in zoning from OCL ERZD to C-3 ERZD is being requested by the applicant, Kaufman & Associates, Inc. The change in zoning has been requested to allow for the development of a commercial development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends approval of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, near the intersection of Marshall Road and US 281. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from OCL ERZD to C-3 ERZD and will allow for the construction of a

commercial development that will include a VIA Park & Ride, a library, a shopping center, and the extension of Marshall Road. The tract is currently undeveloped with native vegetation. The tract is surrounded by mostly undeveloped land.

2. Surrounding Land Uses:

US 281 lies to the east of the subject tract. Large single-family lots lay to the north and west of the subject tract. A commercial tract lays to the south of the subject tract.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on October 19, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a heavily vegetated lot located at the southwest corner of the intersection of Highway 281 and Marshall Road, approximately 19.98 acres in area. The entire subject site was observed to be native and heavily vegetated. The entire subject site was covered by thin native soils, with good to moderate exposure of bedrock.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Kirschberg Evaporite Member and the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. The rock outcrop exposures within the subject site were observed to be consistent with the Kirschberg Evaporite Member.

The Kirschberg Evaporite Member of the Kainer Formation is characterized by the presence of large extensive caves opening to surface exposure, and by extensive fabric controlled permeability. This member is approximately 50 to 60 feet thick, and is known to be a water bearing member of the Edwards Aquifer. This feature is known as one of the most permeable of the Edwards Aquifer. The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded gray limestone, with caves related to bedding plane structures. This member is approximately 110 to 130 feet thick, and is known to be a water bearing member of the Edwards Aquifer.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The site is currently outside the city limits and is to be annexed in as commercial land use. The Water Quality Ordinance allows for 65% impervious cover for commercial land use. The site shall meet 65% impervious covers limits and shall be in conformance with all pollution prevention criteria under Category 2 provisions.
2. Below grade basins shall not be allowed to be constructed on the site.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application.

Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A., shall be used.


6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

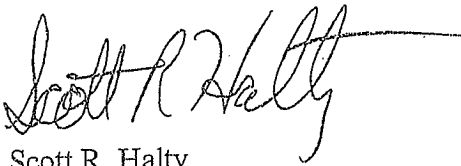
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.

- B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
- 3. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 4. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **disapproval** of the proposed zoning change. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


For: Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



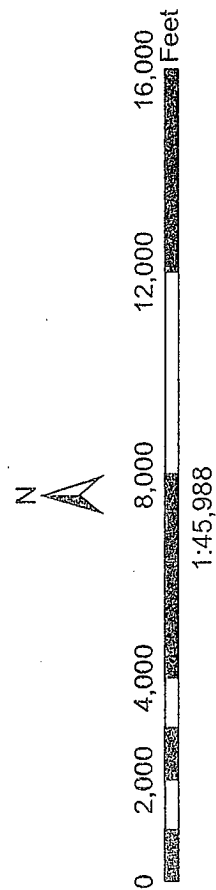
Zoning Case No. Z2008010 Figure 1

Commercial Annexation Site

Map Page 483

X=2142318 Y=13787439

Map Prepared by Aquifer Protection and Evaluation MJB 10/16/2007





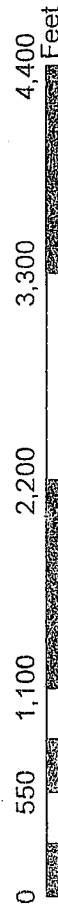
Zoning Case No. Z2008010 Figure 2

Commercial Annexation Site

Map Page 483

X=2142318 Y=13787439

Map Prepared by Aquifer Protection and Evaluation MJB 10/16/2007



1:12,404



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

07 SEP 20 PM 1:43

TO: Mayor & City Council

FROM: Councilman Kevin A. Wolff

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Pat DiGiovanni, Deputy City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Leticia Callanen, Special Projects Manager; Ramiro Gonzales, Special Projects Coordinator

SUBJECT: Annexation & Zoning of land off of Highway 281 and Marshall Road

DATE: September 18, 2007

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully ask for your support to direct the Development Services Department and Planning and Community Development Department to take appropriate action to initiate a change in zoning and to complete annexation for a tract of land located within the City of San Antonio's extraterritorial jurisdiction near Highway 281 and Marshall Road. Final action on both the annexation and the zoning of the subject tract should be completed on or before the City Council meeting on November 1, 2007.

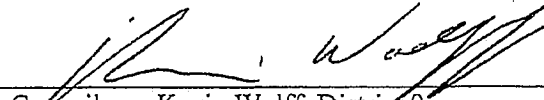
Brief Background

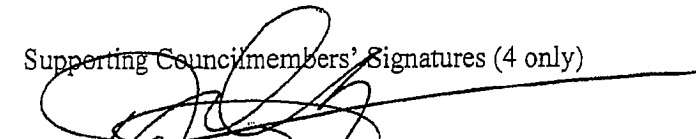
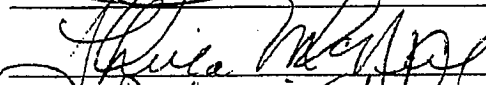
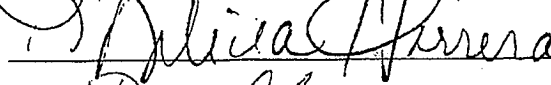
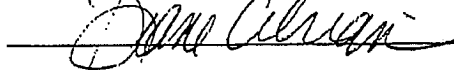
The approximately twenty (20) acre tract ("Property") includes the proposed location of public facilities that will serve City of San Antonio residents, including a San Antonio Public Library and a VIA Metropolitan Transit Authority Park & Ride Center. The proposed annexation and zoning of the Property is vital to the development of these public facilities.

The Property is currently located outside the City of San Antonio corporate limits. The property owner has requested voluntary annexation of the Property, and has submitted all required information and filing fees to the City. Under the City Code, newly annexed territory is automatically zoned for residential use. I am requesting that City staff initiate a zoning case for the Property to allow for commercial use, and to allow for a Park & Ride Center within the Edwards Recharge Zoning District ("ERZD"). The proposed zoning for the property would be "C-2-S ERZD" Commercial, Specific Use Authorization for a Park & Ride in the Edwards Recharge Zone District.

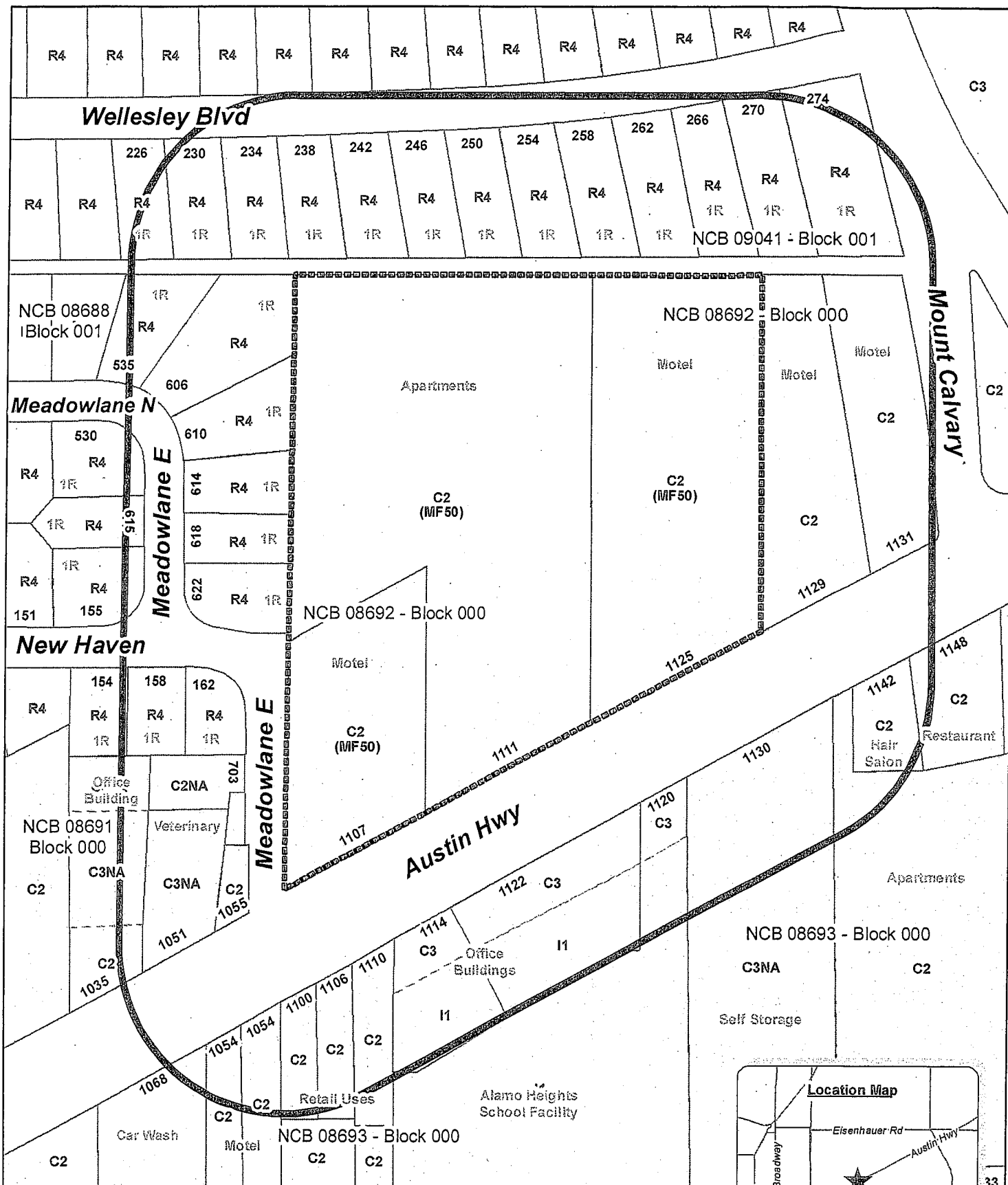
The zoning and annexation processes each require certain public hearings before final action. I ask that both zoning and annexation be presented to City Council for final action on or before November 1, 2007, with an effective date for the related ordinances no later than ten (10) days subsequent to final City Council action.

Submitted for Council consideration
by:


Councilman Kevin Wolff, District 9

Supporting Councilmembers' Signatures (4 only)		District No.
1.		10
2.		2
3.		6
4.		8

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
07 SEP 20 PM 1:43



Zoning Case Notification Plan

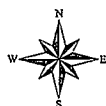
Case Z-2007-278

Council District 10

Scale: 1" approx. = 150'

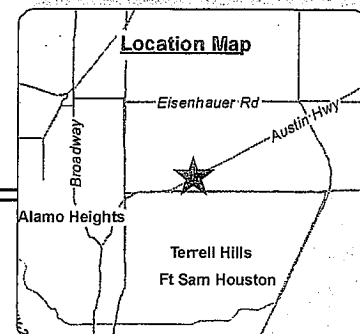
Subject Property Legal Description(s): S Irrg 290 ft of Lot 9, Lots 12, 13, & W 22 ft of Lot 14, Lot 21 & S 293.32 ft of Lot 11

NCB 08692 - Block 000



Legend

- Subject Property [dashed line]
- 200' Notification Buffer [thick solid line]
- Current Zoning [R6]
- Requested Zoning Change [R6(R6)]
- 100-Year FEMA Floodplain [hatched area]



Produced by the City of San Antonio
Development Services Department
(08/13/2007)

CASE NO: Z2007278

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Zoning Commission Continuances (Applicant Requests)
from September 4, 2007, and November 6, 2007, and
Applicant Postponement from September 18, 2007

Council District: 10

Ferguson Map: 583 D4 / E4

Applicant Name:

Owner Name:

Kaufman and Associates, Inc.

Bhakta, Karsan and Bhakta, Jashuben / Bentwood
Apartments, LLC / See, Sian-Tock

Zoning Request: From "C-2" Commercial District to "MF-50" Multi-Family District.

Property Location: Lot 9, the South 293.32 Feet of Lot 11, Lot 12, Lot 13, the West 22 Feet of Lot 14, and
Lot 21, NCB 8692

1107, 1111 and 1125 Austin Highway

Austin Highway, West of Mt. Calvary

Proposal: To Allow a Multi-Family Residential Community

Neigh. Assoc. Terrell Heights Neighborhood Association / Wilshire Village Neighborhood Association
is within 200 feet

Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A Level-1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Inconsistent

The requested multi-family zoning district is inconsistent with the land use designation identified in the Northeast Inner Loop Neighborhood Plan. The Plan identifies future land uses as Neighborhood Commercial and an amendment to High Density Residential land use is required. On November 14, 2007, the Planning Commission recommended approval of the amendment.

Approval, pending plan amendment

The requested multi-family district is appropriate, as the subject property fronts on a heavily commercialized primary arterial street. Multi-family land uses are encouraged in areas where supporting transportation, commercial facilities and major institutional and employment centers are in place. Additionally, medium and high density residential districts also serve as transitional districts between non-residential and single family residential land uses.

The subject property was annexed in September of 1946 and totals about 7.35 acres on multiple lots. The largest parcel, located at 1111 Austin Highway, consists of just over 4 acres and has an existing apartment community (The Bentwood Place Apartments). This use dates to 1965 and has about 120 units. The parcel at 1107 Austin Highway totals about 1.5 acres and has an existing motel (The Dunes Motel) with about 26 units. Lastly, the parcel at 1125, totals just under 2 acres and also has an existing motel (The Silver Dollar), this one having 25 units. The Dunes Motel dates to about 1946 and the Silver Dollar dates to about 1942. There are currently more than 170 units on the site and the proposal is to comprehensively redevelop the site for a multi-family community. The proposed zoning would allow up to 366 units.

The existing C-2 zoning on the subject properties converted from the previous "F" Local Retail district identified in the 1938 zoning code. The subject properties are bound by the Terrell Heights neighborhood, a single family residential development to the north and west. The current R-4 zoning in this area converted

CASE NO: Z2007278

Final Staff Recommendation - Zoning Commission

from the previous "B" zoning, a district identified in the 1938 zoning code, and the existing residences date to the mid-1940's. There are additional and long-established motel uses to the immediate east and further to the west on parcels zoned C-2, also having converted from the previous "F" zoning district. Almost all uses along this portion of the Austin Highway corridor are commercial in nature and include restaurants, salons, mini-storage facilities, offices, motels and multi-family complexes. Most of the existing C-2 and C-3 zoning districts are conversions from previous districts; however, the current I-1 zoning of the Alamo Heights school district facility immediately to the south dates to 1998.

Since the current C-2 zoning of the subject properties was a conversion from the previous "F" district, a complete redevelopment of the site for multi-family use would be permitted in accordance with Section 35-D101 of the Unified Development Code. A density of 33 units per acre is allowed but the height of new structures would be limited to 25 feet or a maximum of 2 stories, although an increase in setbacks from the minimum would allow additional height at a rate of 1 foot in height for every 2 feet of setback greater than the minimum requirement. The requested MF-50 district does not have a height limitation, but future buildings are proposed not to exceed a height of 4 to 5 stories.

CASE MANAGER : Matthew Taylor 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2007278

Existing Zoning: C-2

Requested Zoning: MF-50

Registered Neighborhood Association(s):
Terrell Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Northeast Inner Loop Neighborhood Plan

Future Land Use for the site:
Neighborhood Commercial land use

Other Comments:

Neighborhood commercial includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.

The only option available in the Plan for the applicant's request is High Density Residential land use which allows a maximum of 40 units per acre. A Plan Amendment would be required for the request. High-density residential uses include apartments and condominiums. Medium and low-density residential uses also can be found within this classification.

Analysis:

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

Staff Recommendation:

☐ Supports

☒ Recommends Denial

☐ Alternate Recommendation

Reviewer: Zenon F. Solis

Title: Sr. Planner

Date: 8/06/2007

Manager Review: Nina Nixon-Mendez

Date: 8/21/07

CASE NO: Z2007315

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Zoning Commission Continuance (Applicant's Request)
from November 6, 2007.

Council District: 10

Ferguson Map: 518 E6

Applicant Name:

Owner Name:

Musselman Interests, Ltd

Musselman Interests, Ltd

Zoning Request: From "R-6" Residential Single Family District to "C-3NA" General Commercial District,
Nonalcoholic Sales.

Property Location: P-8D, NCB 17757

15621 O'Connor Road

Southwest Corner of O'Connor Road and North Stahl Park

Proposal: To Allow Office and Commercial Uses

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

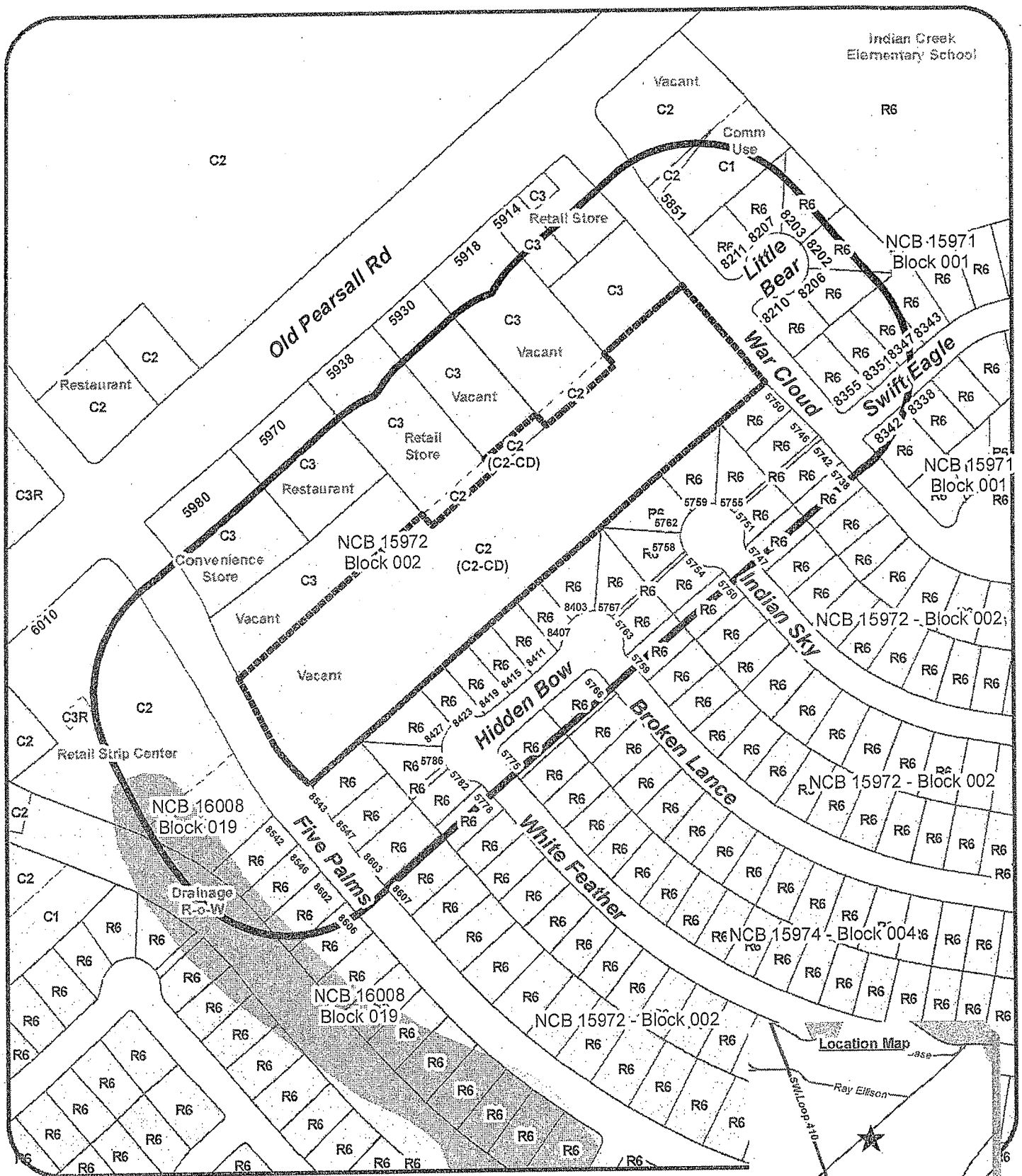
Denial as requested and Approval of C-2 Commercial District

The requested commercial district is most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. The requested zoning is inappropriate in this situation given the property's location, its proximity to a church to the east, Madison High School to the north, and abutting residential properties to the south. Furthermore, the subject property sits at the corner of North Stahl Park and O'Connor Road, neither of which are identified as Primary Arterials per the city's Major Thoroughfare Plan. TABC governs the distribution of alcohol licenses in the State of Texas. Given the proximity of the subject property to both a church and Madison High School, the obtainment of an alcohol license for any commercial use on the subject property would be hindered. C-2 zoning allows the use of office and business uses without leaving open the possibility of unwanted uses allowed by C-3 zoning.

The subject property is currently a vacant parcel consisting of 6.77 acres, and is located at the intersection of O'Connor Road and North Stahl Park, just south of Northwest loop 1604. O'Connor Road is a Type A Secondary Arterial, as identified by the City's Major Thoroughfare Plan. The subject property was annexed into the city on June 14, 1973 per City Ordinance #42200. The subject property has remained an undeveloped parcel zoned R-6 since 2002, when it was converted from the previous R-1 zoning as per Ordinance #93881, which was adopted on February 4th, 2002. The proposal is to change from R-6 to C-3 NA to develop a mix of office and business uses.

The property to the northeast of the subject property is a high school and has R-6 zoning. The property to the southeast is zoned R-6 and houses a church. The three properties to the northwest across North Stahl Park are all zoned C-3 R, and consist of a vacant lot at the northwest corner of O'Connor Road and North Stahl Park, a lawn care service center, and a landscape/nursery facility. The abutting properties to the southwest consist of single family residences, all of which are zoned R-6.

CASE MANAGER : Mike Farber 207-3074



Zoning Case Notification Plan

Case Z-2007-312 CD

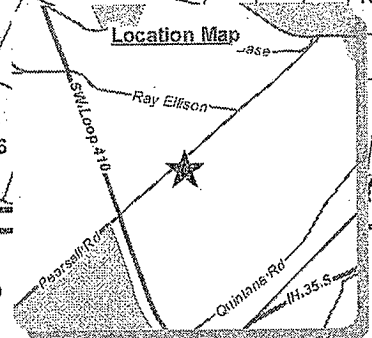
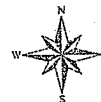
Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Portions of Lots 116 and 118 - NCB 15972 - Block 002

Legend

- Subject Property (4.1933 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/14/2007)

CASE NO: Z2007312 CD

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Zoning Commission Continuance (Applicant Request)
from November 6, 2007

Council District: 4

Ferguson Map: 648 B8

Applicant Name:

Owner Name:

R. Carlile Roberts

R. Carlile Roberts

Zoning Request: From "C-2" Commercial District to "C-2" (CD-Mini-Storage Facility) Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres.

Property Location: 4.1933 acres out of Block 2, NCB 15972

5930 Old Pearsall Road

Old Pearsall Road between Five Palms Drive and War Cloud Drive

Proposal: Mini-Storage Facility Exceeding 2.5 acres

Neigh. Assoc. Southwest Community Association/Hidden Cove - Indian Creek Neighborhood Association within 200 feet.

Neigh. Plan United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The United Southwest Community Plan calls for Community Commercial.

Approval

The proposed project is within the Southwest Community Association/Hidden Cove - Indian Creek Neighborhood Associations, both being within 200 feet. The proposed 4.1933 acre development is located in southwest San Antonio along Old Pearsall Road, Five Palms Drive and War Cloud Drive. The property is currently undeveloped and the proposal is for a Mini-Storage Facility. The surrounding zoning consists of "C-3" General Commercial District to the northwest and "R-6" Residential Single-Family District to the southeast. Mini-Storage Facilities require a "C-3" General Commercial District to be allowed by right. The applicant has exercised the option of maintaining the base "C-2" Commercial District and requesting a Conditional Use since the area of the proposed use exceeds 2.5 acres. Whether this request is denied or approved and the proposed use is established, the base zoning will remain in effect and continue to allow commercial uses. A Type B (15 foot) landscape buffer will be required since there is adjacent residential zoning and uses.

The project site currently has split zoning, "C-2" to the southeast and "C-3" zoning to the northwest. The proposed zoning and use will serve as an appropriate transition between the more intense commercial zoning and uses along Old Pearsall Road and the single-family subdivision to the southeast. The facility will have storage units of various sizes and, as is common with this type of use, perimeter fencing for security purposes and directional lighting will be installed.

The project site was annexed into the City of San Antonio in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "C-2" Commercial District and "C-3" General Commercial District converted from the previous "B-2" Business District and "B-3" Business District.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by

CASE NO: Z2007312 CD

Final Staff Recommendation - Zoning Commission

the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of a conditional zoning classification shall not be for all of the uses permitted in a given district but shall be only for the conditional use (bookkeeping office, photography studio, etc.) named in the ordinance approving the conditional zoning district. In considering a request for a conditional zoning classification, the zoning commission shall make a recommendation to the city council with reference to the use and development conditions which insure compatibility with surrounding properties. A conditional zoning classification shall run with the land until such time that the zoning is changed or the conditional use granted has been discontinued on the property for a period of twelve (12) months. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2007312

Existing Zoning: C-2 and C-3

Requested Zoning: C-2 C and C-3 S

Registered Neighborhood Association(s):

People Active in Community Effort and Hidden Cove-Indian Creek/Southwest

Neighborhood/Community/Perimeter Plan:

United Southwest Communities Plan

Future Land Use for the site:

Community Commercial

Other Comments:

The property is located at 5930 Old Pearsall Road between Five Palms and War Cloud and is approximately 6.124 acres. The owners are requesting re-zoning from a C-2 and C-3 to a C-2 C and C-3 S in order to allow the development of a mini-storage unit facility. The Land Use Plan calls for Community Commercial.

The subject property sits across the street from an elementary school, a daycare, a dollar store, the property backs up directly to a neighborhood, and the property sits between a park and designated open space. The plan provided does not make any provisions to build a buffer or transition zone between the proposed public storage facility and the neighborhood behind the property. A public storage facility does not comply with the goals set out in the United Southwest Communities Plan. The primary goal of the plan is to increase economic development in the form of commercial use defined as, "Attract new businesses, services and retail establishments to the United Southwest Communities" (p. 36). The current plan is not compatible with an elementary school, civic space and a park. A regional node would be more suitable for a mini-storage unit facility.

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency determination not required because base zoning is not changing

Staff Recommendation:

☐ Supports

☒ Recommends Denial

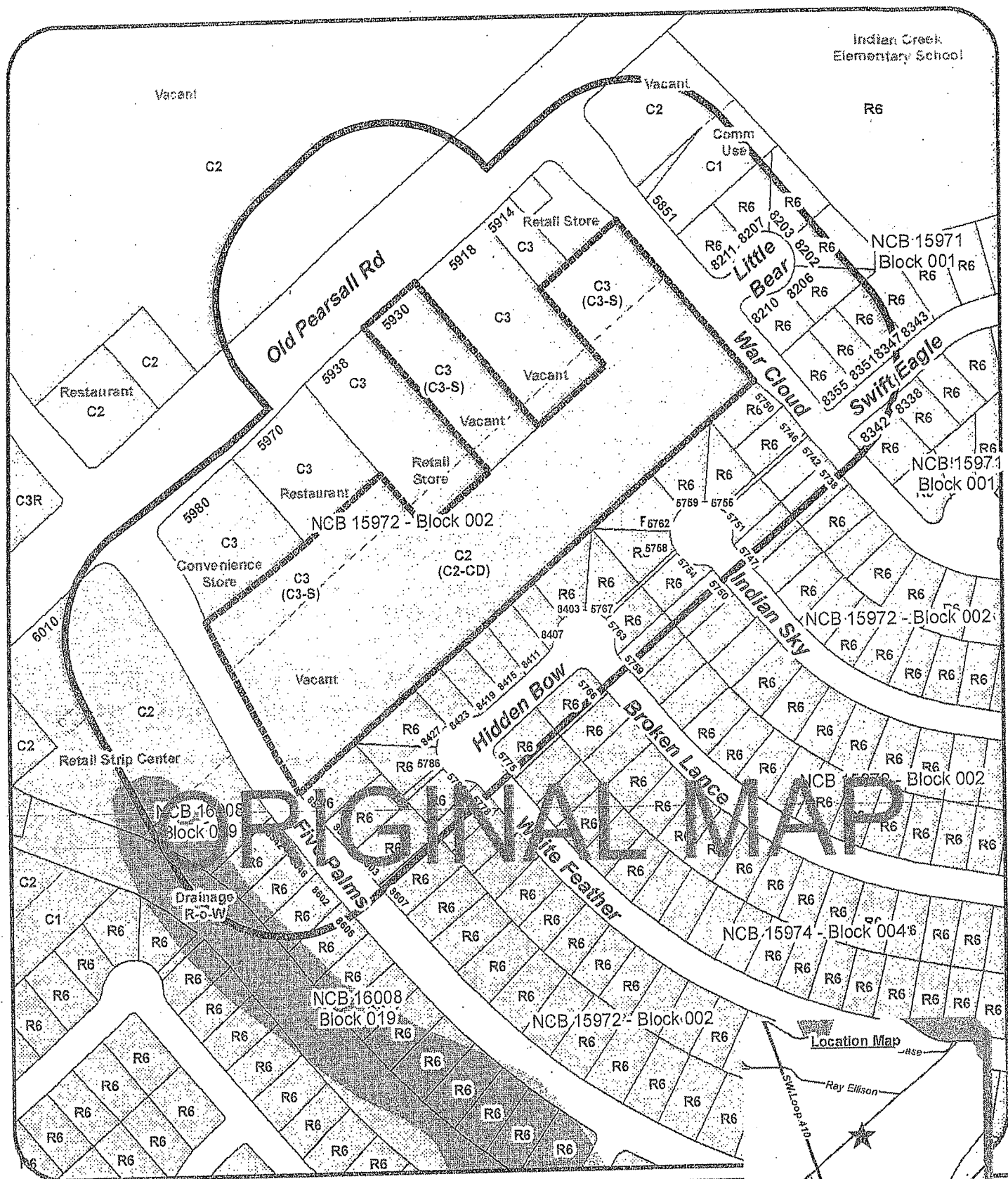
Reviewer: Sidra Maldonado

Title: Planner II

Date: 10/04/2007

Manager Review: Nina Nixon-Mendez

Date:



Zoning Case Notification Plan

Case Z-2007-312 S CD

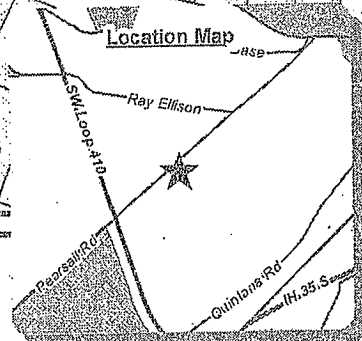
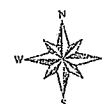
Council District 4

Scale: 1" approx. = 200'

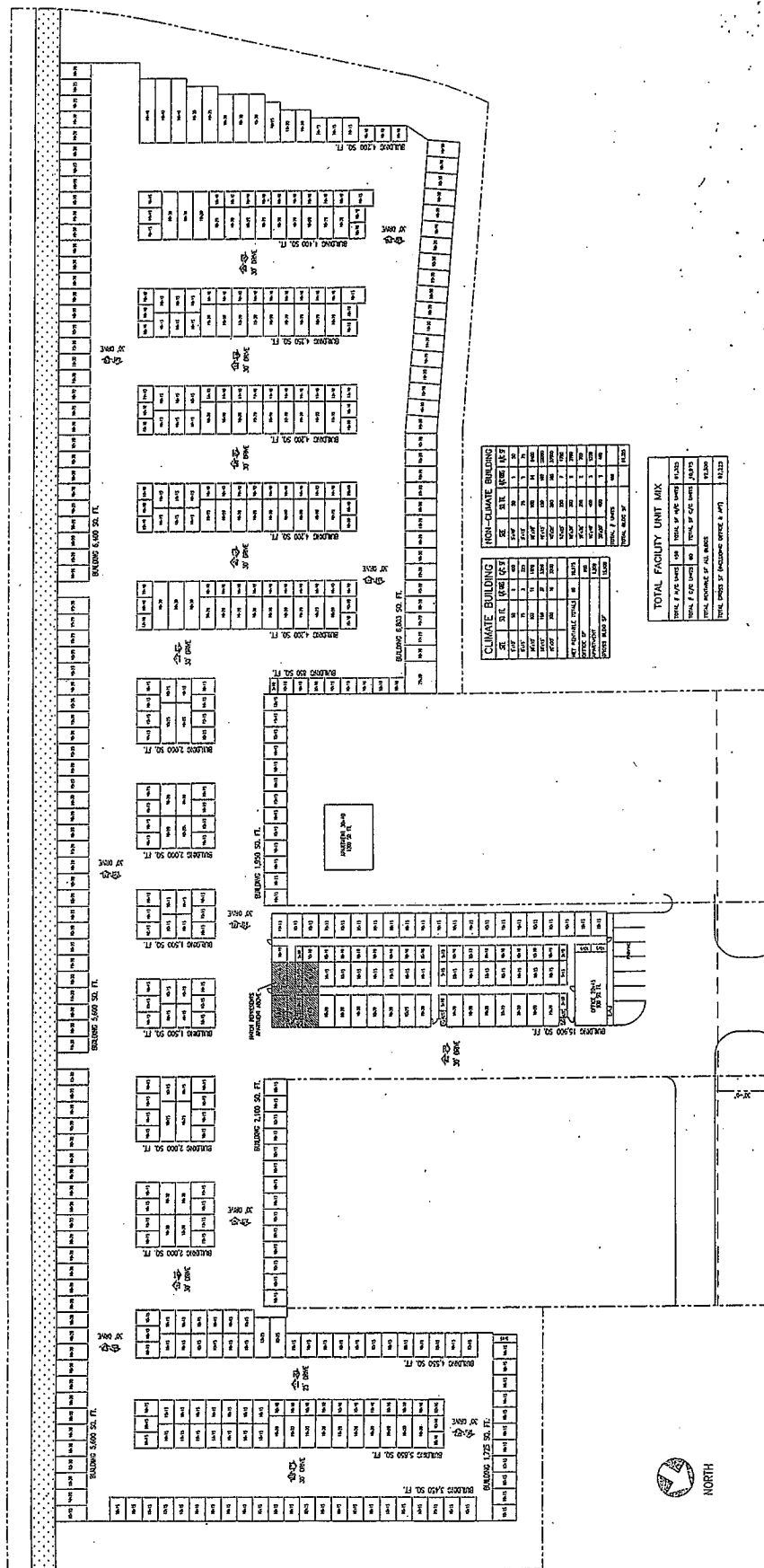
Subject Property Legal Description(s): Lots 116 and 118 - NCB 15972 - Block 002

Legend

- Subject Property (6.154 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



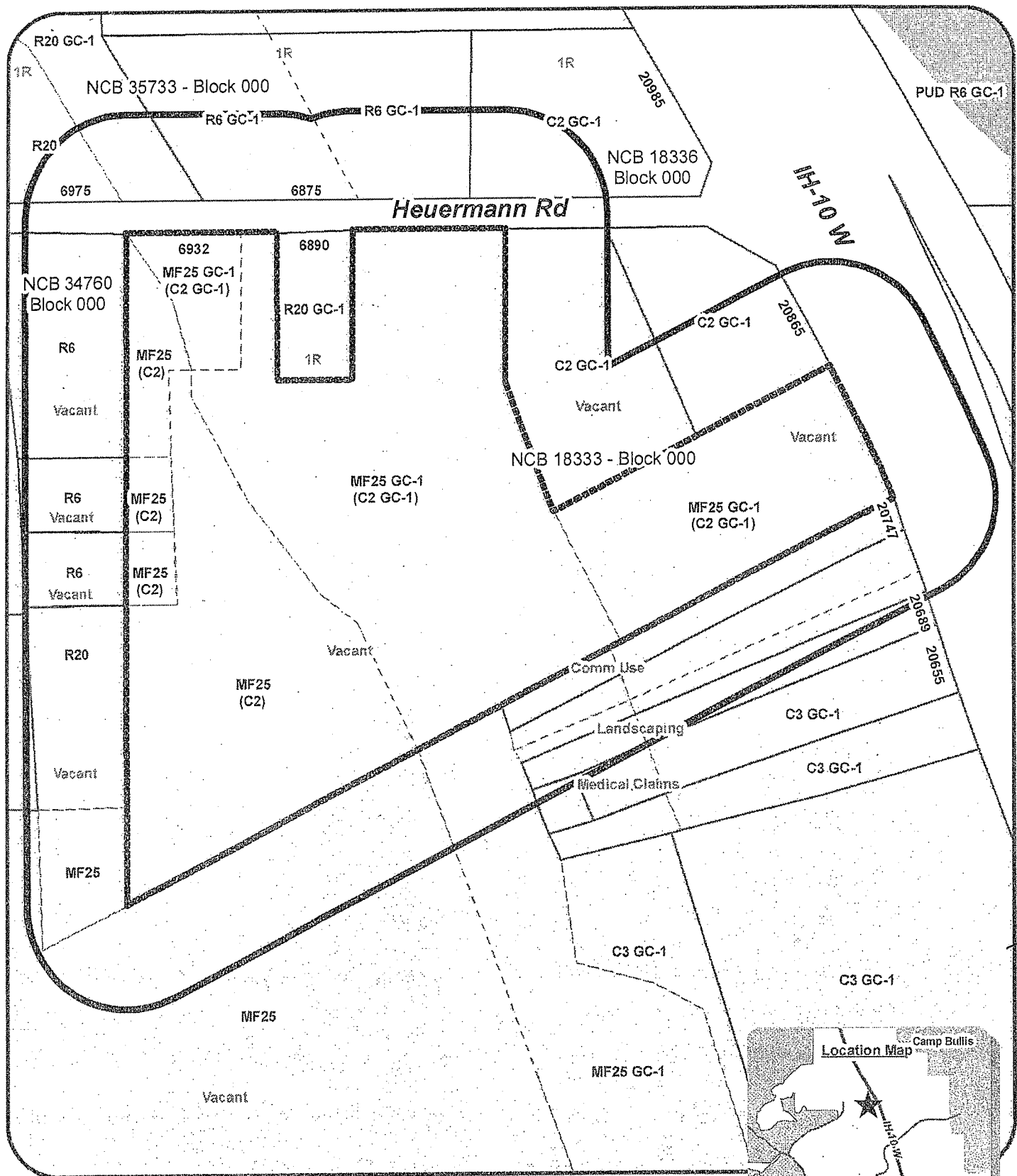
City of San Antonio - Development Services Dept
(10/09/2007)



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TOTAL FACILITY UNIT MIX	
TOTAL SF A/E UNITS	198
TOTAL SF A/E UNITS	81,223
TOTAL SF C/E UNITS	80
TOTAL SF C/E UNITS	10,875
TOTAL INVENTORY SF ALL UNITS	91,300
TOTAL EMPLOYEES SF (EXCLUDING OFFICE & A/E)	81,223

1 SITE PLAN & UNIT MIX
SCALE: 1" = 30'



Zoning Case Notification Plan

Case Z-2007-316

Council District 8

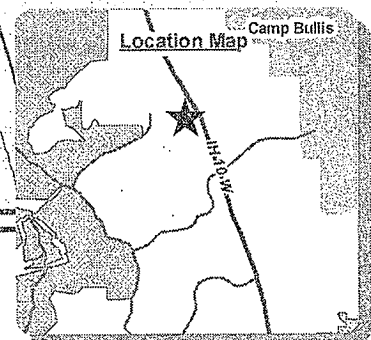
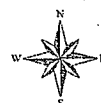
Scale: 1" approx. = 250'

Subject Property Legal Description(s): Parcel P-38 - NCB 18333 - Block 000

Legend

- Subject Property (23.51 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(11/07/2007)

CASE NO: Z2007316

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Applicant Postponement from November 6, 2007

Council District: 8

Ferguson Map: 480 A6

Applicant Name:

Owner Name:

Kaufman and Associates, Inc.

Brad Galo

Zoning Request: From "MF-25" Multi-Family District and "MF-25" GC-1 Multi-Family Gateway Corridor Overlay District-1 to "C-2" Commercial District and "C-2" GC-1 Commercial Gateway Corridor Overlay District-1.

Property Location: 23.51 acres out of NCB 18333

20865 IH-10 West

Approximate Southwest Corner of IH-10 West and Heuermann Road

Proposal: To Allow Commercial Development

Neigh. Assoc. Friends of Friedrich Wilderness Park

Neigh. Plan None

TIA Statement: A Level -2 Traffic Impact Analysis will be required.

Staff Recommendation:

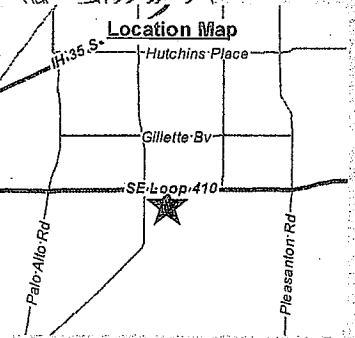
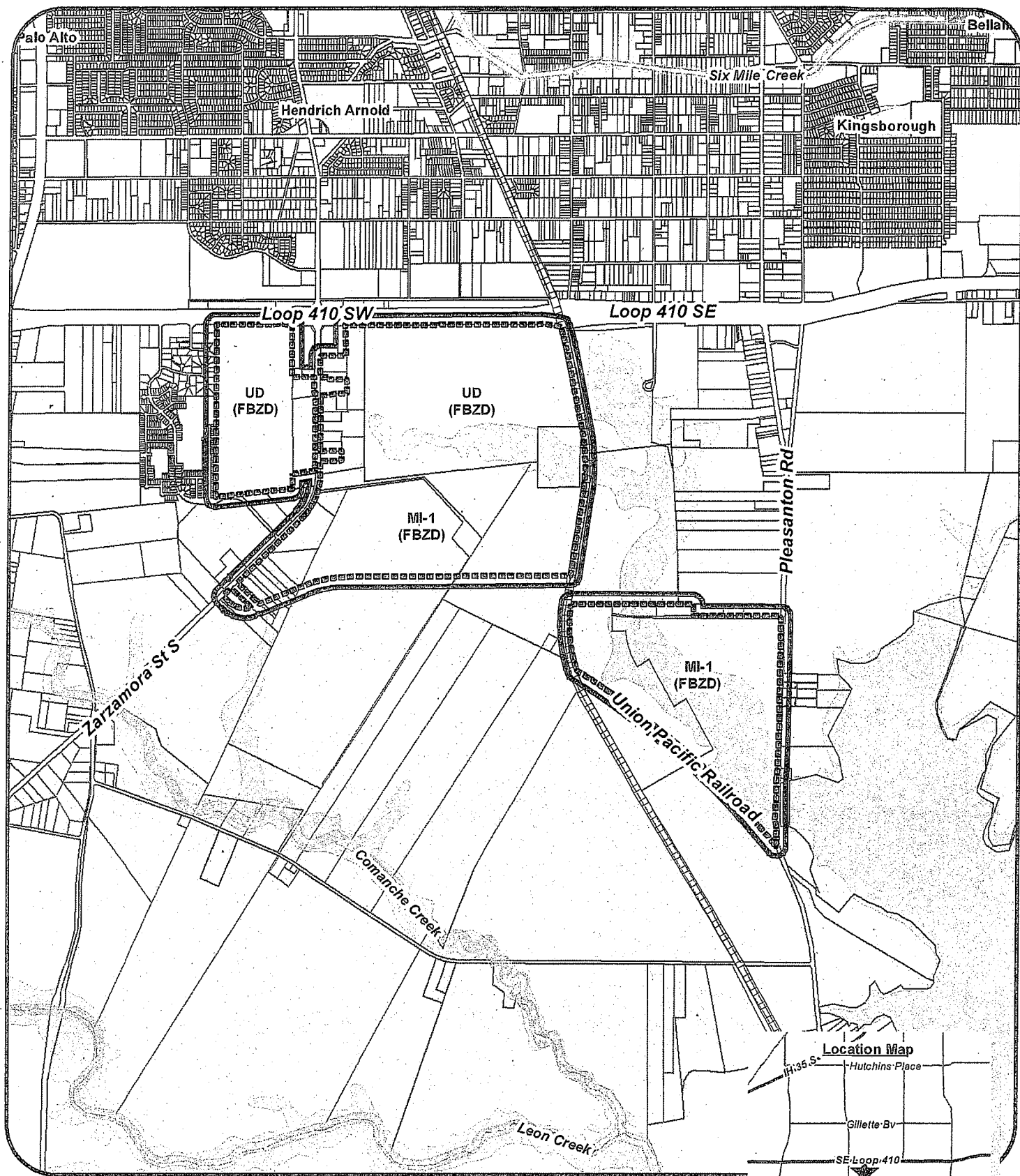
Denial

The proposed commercial district is most appropriate at the intersections of major thoroughfares or along freeways where potential conflicts with less intense uses are minimal. The subject property fronts on Heuermann Road to the North, serving as a county road and local street, and is not identified as a major thoroughfare. While a portion of the subject property does have frontage on IH-10 West to the east, the majority of the subject's frontage is not. Given that, the proposed commercial development would be inappropriate at this location, given that the majority of the ingress and egress routes lie on Heuermann Road. The subject property is currently zoned MF-25, and serves as an appropriate transitional buffer between the more intensive C-2 zoning to the east and the single family residential zoning to the west, and is therefore more consistent with the current land uses in the vicinity, despite the fact that the immediate area is in a noticable state of transition.

The subject property is located on Heuermann Road, just east of IH-10 West. The property was annexed into the City on December 31, 1998 as per Ordinance #88824. The subject property is currently an undeveloped parcel consisting of 19.59 acres, a significant portion of which lies in the Gateway Corridor Overlay District-1. The purpose of the Gateway Corridor Overlay District is to preserve, enhance and perpetuate the value of interstate highways. The property has remained undeveloped with MF-25 zoning, which was rezoned from R-6 and R-20 per Ordinance 100951, which dates to may 2005. The applicant is proposing the zoning change to allow the development of a commercial project.

The property at 6890 Heuermann Road consists of a single-family residence and is zoned R-20. The properties to the north consist of single family residences, and are zoned R-6 and C-2, dating back to 2006. The properties to the south of the subject property consist of a mix of commercial uses such as a landscaping business, a medical claims office, and various vacant properties, which are zoned MF-25 and C-3, dating to 2006. To the east of the subject property at the corner of IH-10 West and Heuermann Road is an undeveloped parcel zoned C-2 which dates to 2005. To the west there are vacant residential and multi-family properties, with zoning dating to 2005.

CASE MANAGER : Mike Farber 207-3074



Zoning Case Notification Plan

Case Z-2008-008

Council District 3

Scale: 1" approx. = 1/2 mile

Subject Property Legal Description(s): Lots (various - see attached) - CB 4005, 4283, 4285, 4286, and 4286B
 Lots (various - see attached) - NCB 16456, 18087, 18088

Legend

Subject Property	□□□□□□	(1,054.5 Acres)
200' Notification Buffer	▬▬▬▬▬▬	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	▬▬▬▬▬▬	



City of San Antonio - Development Services Dept
 (10/29/2007)

CASE NO: Z2008008

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 3

Ferguson Map: 681-682

Applicant Name:

Brown, PC

Owner Name:

Verano Land Group, LP

Zoning Request: From "MI-1" Mixed Light Industrial District and "UD" Urban Development District to "UD" Urban Development District or "FBZD" Form Based Zoning District.

Property Location: 1056.737 acres out of CB 4005, CB 4283, CB 4284, CB 4285, CB 4286, NCB 16456, NCB 16458, NCB 18087 and NCB 18088

700-1900 Block of Southwest Loop 410, 11000-12000 Block of Pleasanton Road and 10000-11000 Block of South Zarzamora

Generally Located Along Pleasanton Road, Southwest Loop 410 and South Zarzamora

Proposal: To Allow a Mixed Use Development

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis may be waived.

Staff Recommendation:

Inconsistent

The requested mixed use form based zoning district is inconsistent with the land use designation identified in the City South Community Plan. The plan identifies future land uses as Urban Living and Agriculture and Light Industry and an amendment to Urban Living land use for the whole area is required. On November 14, 2007, the Planning Commission recommended approval of the amendment.

Approval, pending plan amendment

The 1,056 acre project site is currently undeveloped and located on the south side of Loop 410 between Pleasanton Road and the Hunter's Pond residential development. Also, South Zarzamora Road and Missouri Pacific Railroad go through the project site. The tract will be developed as a form based development district which promotes compact, mass-transit, pedestrian and bike friendly neighborhoods. The development will include high density residential mixed use units around the commercial centers and less dense suburban type single family dwellings around the perimeters.

The surrounding land uses are predominantly undeveloped lands with the exception of the Hunter's Pond, which is still under construction, to the west and scattered industrial and rural type developments along South Zarzamora and Pleasanton Roads. Most of the properties were annexed in 2003; properties closer to Loop 410 were annexed between 1985 and 1987. The City South Community Plan was adopted in 2004 and the existing UD and MI-1 zoning districts were adopted in 2003.

The requested Form Based Development zoning district is appropriate for this location and promotes mass-transit, pedestrian and bike friendly neighborhoods on the city's south side. Even though there are some similarities between the form based zoning district and the existing flex districts, form based zoning is less stringent as a development pattern and provides more flexibility and choices in terms of uses. Also, this zoning district encourages transit oriented mixed use nodes and discourages urban sprawl because of the compact nature of the development patterns.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008008

Existing Zoning: UD, MI-1

Requested Zoning: FBZD or UD

Registered Neighborhood Association(s):
N/A

Neighborhood/Community/Perimeter Plan:
City South Community Plan

Future Land Use for the site:
Urban Living and Agriculture and Light Industry

Other Comments:

Agriculture and Light Industry includes a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. No residential uses are permitted.

Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point.

The northern portion of the site is currently designated for Urban Living land use. "FBZD" and "UD" zoning are both consistent with this land use category. The applicant is requesting to change the zoning on the southern portion of the site (approximately 413 acres) from "MI-1" to "UD" or "FBZD." The southern portion of the site is currently designated for Agriculture and Light Industry land use. The request for "UD" or "FBZD" zoning on this portion of the site is inconsistent with the City South Community Plan.

Analysis:

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

Staff Recommendation:

☐ Supports

☐ Recommends Denial

☒ Alternate Recommendation

A Master Plan Amendment has been submitted and will be heard by the Planning Commission on November 14, 2007. Staff is recommending approval of the plan amendment request and supports the rezoning request, subject to adoption of the plan amendment.

Sector Analysis:

The attached Sector Analysis identifies areas in the City South Community Plan that are appropriate for Hamlets, Villages and Regional Centers. Sectors were identified using the criteria in Section 35-209(c). The applicant's proposal would locate 3 villages in areas designated as S4 Controlled Growth Sector. Villages are appropriate development patterns within the S4 Controlled Growth Sector. The applicant is also proposing to locate a regional center in an area designated as S5 Intended Growth Sector. The S5 Intended Growth Sector is an appropriate location for Regional Centers although the underlying land use designation (Agriculture and Light Industry) does not currently support the applicant's proposed development plan. The applicant has filed a plan amendment to change the land use designation for this area to Urban Living. The applicant is also proposing to locate a Hamlet on the southeastern portion of the site (surrounding

12/30/04

Neighborhood and Urban Design Division Zoning Case Review

Canvasback Lake). The land use designation for this area is currently Agriculture and Light Industry which does not support a Hamlet development pattern. The applicant has also requested to amend the land use for this area to Urban Living. If this land use amendment is approved, the area will become an S4 Controlled Growth Sector where a Hamlet development pattern would be appropriate. If the proposed City South land use plan amendments are approved, the applicant's request will be consistent with the attached City South Sector Analysis.

Reviewer: Michael Taylor

Title: Sr. Planner

Date: 11/13/2007

Manager Review: Nina Nixon-Mendez

Date: 11/13/2007



Zoning Case Notification Plan

Case Z-2008-015

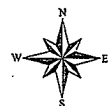
Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Portion of Lot 11 Exc NE 53.76 ft - NCB 00719 - Block 001

Legend

- Subject Property (0.111 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/01/2007)

CASE NO: Z2008015

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 1

Ferguson Map: 616 F7

Applicant Name:

Mears Homes, Inc.

Owner Name:

Monroe and Virginia Bethke

Zoning Request: From "C-2" H Commercial Historic District to "R-4" H IDZ Residential Single Family Historic District Infill Development Zone.

Property Location: 0.111 acres out of NCB 719

716 South Presa Street

Corner of South Presa Street and San Arturo

Proposal: To Allow a Single Family Dwelling

Neigh. Assoc. Lavaca Neighborhood Association

Neigh. Plan Lavaca Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Lavaca Neighborhood Plan calls for Mixed Use land use for the subject property making the requested R-4 IDZ Residential Single Family Historic District Infill Development Zone zoning is consistent with the plan. This classification allows for a mix of uses in the same building or in the same development.

Approval

The subject property consists of vacant land with frontage on Callaghan Avenue and San Arturo. The property is adjacent to RM-4 zoning to the north and east and C-2 and C-3 zoning to the west and south. The surrounding land uses consist of residential dwellings to the north and east and offices and commercial retail stores to the west and south.

The applicant is requesting a rezoning to develop a single-family residential dwelling. Staff finds the request for residential zoning to be appropriate given the prevalence of residential dwellings to the north and east. Furthermore, the requested R-4 Residential Single-Family District is a down zoning from the existing C-2 Commercial District which would not be appropriate at this location. Residential Single-Family Districts are encouraged in areas where adequate public facilities and services exist with the capacity to serve development. The site is located in an area where there is accessibility to commercial facilities and traffic circulation to major thoroughfares; South Presa Street as well as South St. Mary's Street (Secondary Arterial "Type B" streets) to the west.

The Infill Development Zone district provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008015

Address: 716 S. Presa

Existing Zoning: C-2

Requested Zoning: R4 w/IDZ overlay

Registered Neighborhood Association(s): Lavaca Neighborhood Association

Neighborhood/Community/Perimeter Plan: Lavaca Neighborhood Plan

Future Land Use for the site: Mixed Use- Includes small offices, small retail establishments, nursing homes, convalescent centers, assisted living and small churches. Residential uses can be in the same building with retail and office uses. The Presa Street apartment complex is situated on a portion of the subject property, and is consistent with current zoning and land use designations.

The existing land use (Mixed Use) also supports less intensive residential uses. The requested zoning change from C-2 to R4 w/IDZ overlay does not require a plan amendment from Mixed Use in order to maintain consistency with the neighborhood plan.

Other Comments:

The subject property is part of a +/- .43 acre irregularly shaped lot. The Presa Street apartment complex is situated on a .302 acre portion of the subject parcel. This multi-family residence fronts on Presa Street. The portion of the lot proposed for R-4 residential development is .111 acres and will front on Callaghan Avenue, a primarily single-family low density residential area.

This request proposes a zoning change of 0.111 acres of the .43 parcel, as shown on the submitted metes and bounds survey, and consideration of this request should be limited to this area. The request calls for a less-intensive land use and zoning category for .111 acres of the .43 acre lot, and is consistent with the neighborhood plan. The request for IDZ overlay is also consistent with promotion of infill development as stated in the neighborhood plan.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

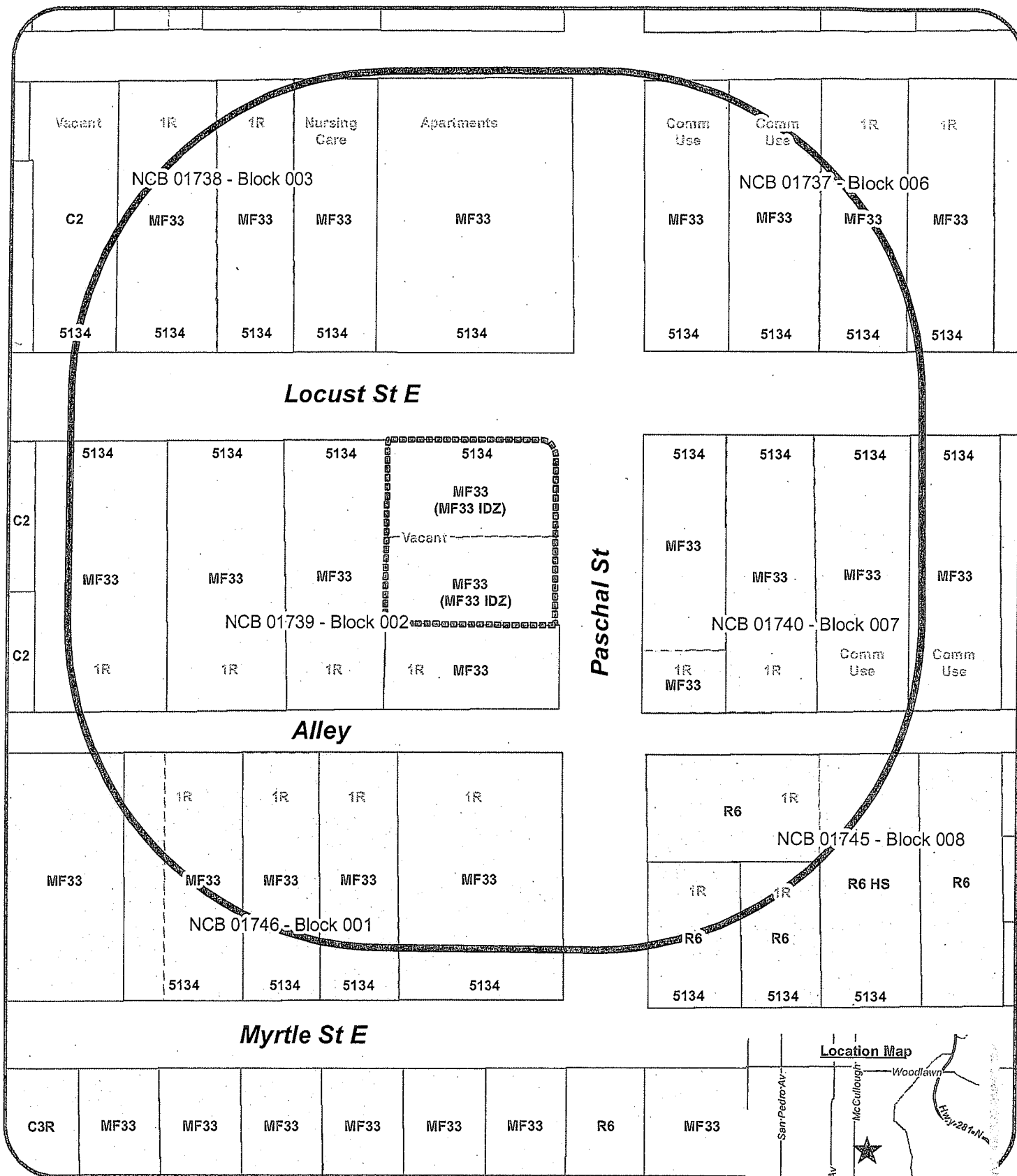
Reviewer: Gary Edenburn

Title: Planner

Date: 10/23/2007

Manager Review: Nina Nixon-Mendez

Date: 10/30/2007



Zoning Case Notification Plan

Case Z2008016

Council District 1

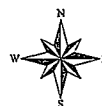
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Subject Property Legal Description(s): Lot 11 - NCB 01739 - Block 002

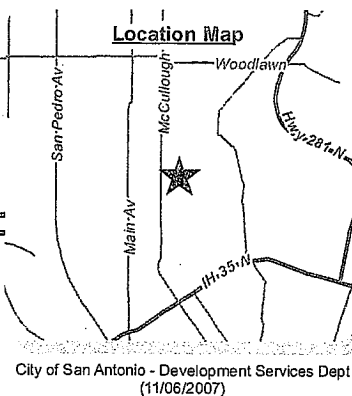
Legend

- Subject Property (0.278 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



Location Map



City of San Antonio - Development Services Dept
(11/06/2007)

CASE NO: Z2008016

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 1

Ferguson Map: 616 E2

Applicant Name:

Brownstone Traditions SA, Ltd.

Owner Name:

Peter Rosen

Zoning Request: From "MF-33" Multi-Family District to "IDZ" Infill Development Zone with uses permitted in "MF-33" Multi-Family District.

Property Location: Lot 11, Block 2, NCB 1739

421 Paschal

Southwest Corner of Paschal and E. Locust Street

Proposal: To Allow a Townhome Development

Neigh. Assoc. Tobin Hill Neighborhood Association

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required for IDZ per UDC Article III, Division 5, Section 35-343 (e).

Staff Recommendation:

The Tobin Hill Neighborhood Plan shall be used as a guide in decision-making and does not require a finding of consistency by the Zoning Commission pursuant to the UDC. The subject properties are in the Housing Protection Zone. The Housing Protection Zone calls for residential uses.

Approval

The subject property is part of the original 1936 city boundary, totals approximately .2983 acres and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing MF-33 zoning converted from the previous R-3 zoning. MF-33 Multi-Family District zoning currently exists to the west and south of the subject property. Property to the east across Paschal Street is zoned "MF-33" Multi-Family District. Property to the north across E. Locust Street is "MF-33" Multi-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the west and south of the subject property and fourplex to the east across Paschal Street. There is an apartment complex across E. Locust Street to the north.

The applicant has applied for the Infill Development Zone with uses permitted in MF-33 in order to develop townhomes. Staff finds this request reasonable and beneficial for the Tobin Hill community. The subject property is located within an area where an adaptive re-use of property is encouraged. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures within existing developed areas. Given the existing multi-family use pattern in the area and the location of the subject property, the requested zoning and proposed infill development is appropriate for and suitable to the area.

The purpose of the Infill Development Zone is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this Section.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008016

Existing Zoning: MF-33

Requested Zoning: MF-33 IDZ overlay

Registered Neighborhood Association(s):

Tobin Hill Alliance

Community Group- Tobin Hill Residents Association

Neighborhood/Community/Perimeter Plan:

Tobin Hill Neighborhood Plan- 1987

An update of the Tobin Hill Neighborhood Plan will be adopted in February-March 2008

Future Land Use for the site: 1987 plan- Residential in the Housing Protection Zone

Plan update to be February-March 2008 - Medium Density Residential

Other Comments:

The 1987 plan has this property located in the Residential Housing Protection Zone. The 1987 plan states that new structures on vacant lots should reflect the scale, materials, and design of the existing neighborhood structure.

In the plan update that is scheduled to be adopted in late February or early March of 2008, this parcel is designated as medium density residential. This allows for duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. The associated zoning with this category does not allow for MF-33, however the base zoning is not changing in this zoning request and therefore does not require a consistency review.

While MF-33 is not an allowed zoning, the zoning request is asking for 5 townhouses over 2 lots. This density would be the equivalent of having a duplex and a triplex on the lots, which is allowed in Medium Density Residential as are townhomes.

Analysis:

Request does not change base zoning, therefore a rendering of consistency with the plan is not required.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency Recommendation is not required

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Beth Johnson

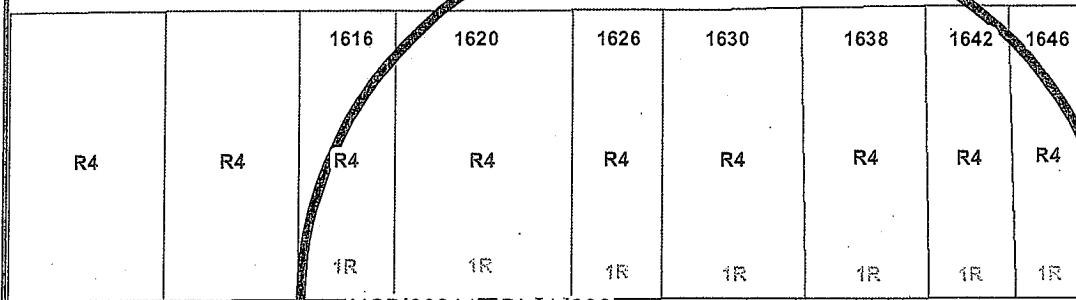
Title: Sr. Planner

Date: 10/24/07

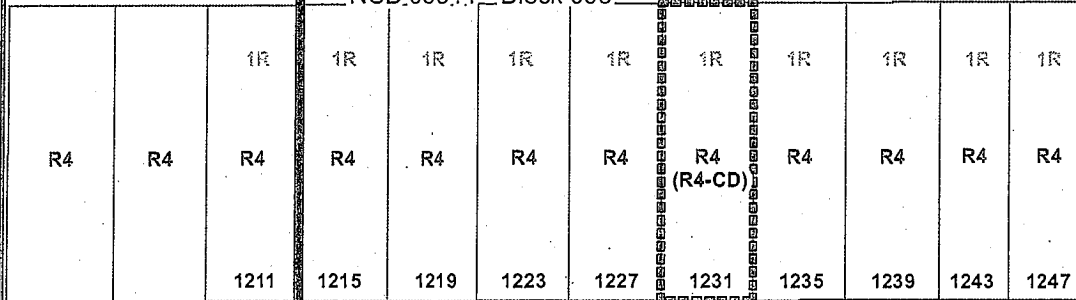
Manager Review: Nina Nixon-Mendez

Date: 10/24/07

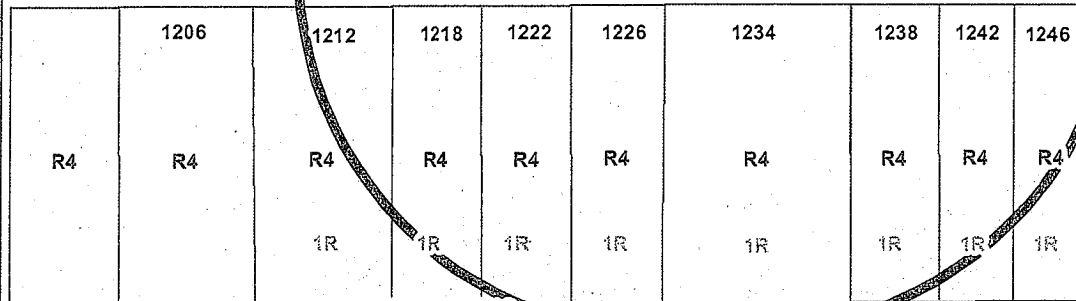
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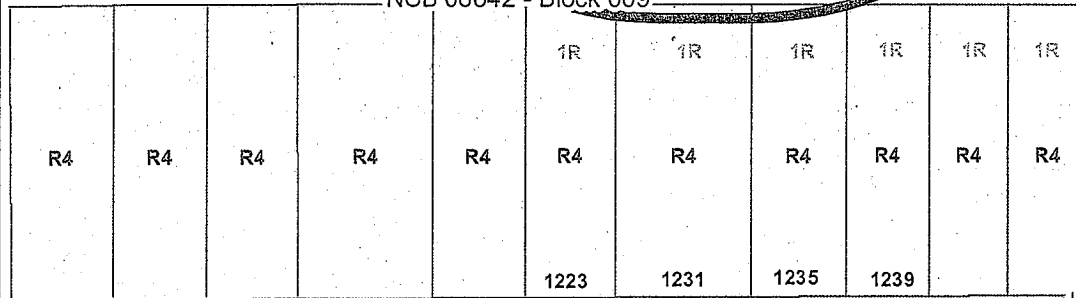
NCB 06641 - Block 008



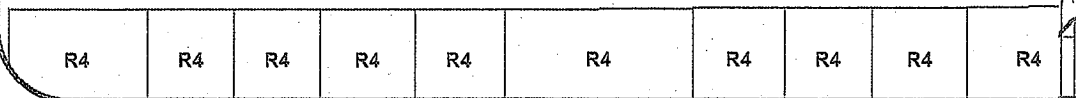
Avant Ave



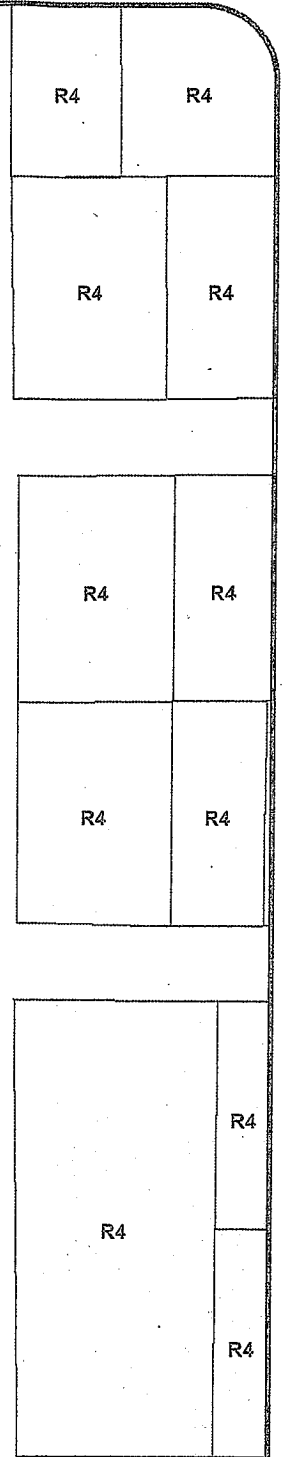
NCB 06642 - Block 009



Bailey Ave



Clark Ave



Zoning Case Notification Plan

Case Z2008019

Council District 3

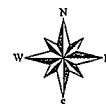
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Subject Property Legal Description(s): Lot 15 - NCB 06641 - Block 008

Legend

- Subject Property (0.1837 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(11/02/2007)

CASE NO: Z2008019 CD

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 3

Ferguson Map: 651 B1

Applicant Name:

Udell and Aida Spivey

Owner Name:

Udell and Aida Spivey

Zoning Request: From "R-4" Residential Single Family District to "R-4" (CD-Two Family Dwelling)
Residential Single Family District with a Conditional Use for a Two Family Dwelling.

Property Location: Lot 15, Block 8, NCB 6641

1231 Avant Avenue

Avant Avenue, Approximately 240 Feet West of Clark Avenue

Proposal: To Allow a Duplex

Neigh. Assoc. Highland Park Neighborhood Association / Sunny Slope Neighborhood Association is within 200 feet.

Neigh. Plan Highlands Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Highlands Community Plan calls for Low Density Residential land use for the subject property.

Approval

The subject property is part of the original 1936 city boundary and totals approximately .1837 acres. There is an existing residential structure on the subject property that measures approximately 1276 square feet and was constructed in 1930, as well as an existing detached garage that measures approximately 400 square feet. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning. The R-4 district does not allow a duplex use by right. R-4 Residential Single-Family District zoning currently exists to the north, east and west of the subject property. Property to the south across Avant Avenue is zoned R-4 Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the north, east and west of the subject property. There are single-family homes across Avant Avenue to the south.

The applicant has applied for R-4 (CD-Two Family Dwelling) in order to bring an existing duplex use into compliance. The subject property was originally built as a duplex under the previous B zoning, which allowed for both single-family dwellings and duplexes. The property does not meet the requirements for a non-conforming use. While most of the properties in the immediate area have single-family zoning, there are several duplex uses in the immediate vicinity. There are existing duplexes at 1129, 935 and 730 Avant. Seeing as there is an existing mix of residential uses in the general area, a conditional use for two dwelling units would be compatible with the surrounding neighborhood. Staff believes that two dwelling units would be an appropriate use for the subject property.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

CASE MANAGER : Leslie Zavaala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008019

Existing Zoning: R-4

Requested Zoning: R-4CD (2 Family Dwelling)

Registered Neighborhood Association(s):

Highland Park Neighborhood Association

Neighborhood/Community/Perimeter Plan:

Highlands Community Plan

Future Land Use for the site:

Low Density Residential

Other Comments:

The subject property is the fifth lot to the west of the intersection of Avant Avenue and Clark Avenue.

The Highlands Community Plan land use classifications recommend that the subject property be Low Density Residential. The Community Plan defines Low Density Residential as single-family houses on individual lots. The definition contained in the neighborhood also includes certain guidelines on parking and vehicle use areas adjacent to residential properties. The base zoning is consistent with the definition of Low Density Residential, as defined in the Land Use Classifications in the Highlands Community Plan. The applicant is requesting a change in zoning to allow duplexes as a conditional use. Based on visual inspection the property appears to have been constructed as a duplex but is currently being used as a single-family dwelling according to Bexar County Appraisal District information

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use

☒ Consistency determination not required because base zoning is not changing

Staff Recommendation:

☒ Supports

☐ Recommends Denial

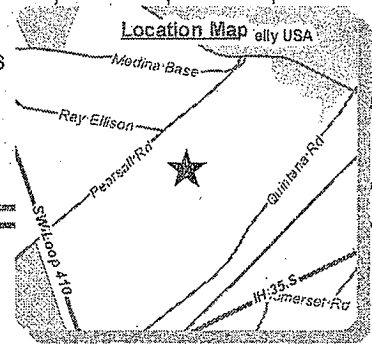
Reviewer: Tyler Sorrells

Title: Planner

Date: 11/13/2007

Manager Review: Nina Nixon-Mendez

Date: 11/13/2007



CASE NO: Z2008021

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 4

Ferguson Map: 648 D8

Applicant Name:

Owner Name:

Richard R. Whitcher, Jr. and Chie O Rev
L/TR

Richard R. Whitcher, Jr. and Chie O Rev L/TR

Zoning Request: From "R-6" Residential Single-Family District to "MH" Manufactured Housing District.

Property Location: Lot 1, Lot 2, Lot 3 and west 30 feet of Lot 4, Block 001, NCB 15629

5127 Sherry Street

Northeast side of Sherry Street

Proposal: Manufactured Home

Neigh. Assoc. Southwest Community Association (SWCA)

Neigh. Plan United Southwest Communities Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

The request is consistent with the United Southwest Communities Land Use Plan. Low-Density Residential is composed of single-family houses on individual lots. A manufactured home on an individual lot is considered a low density residential use.

Approval

The proposed site is located in southwest San Antonio along Sherry Street and contains 0.819 acres of undeveloped land. The surrounding zoning consists of "R-6" Residential Single-Family District to the east, north, west and across Sherry Street to the south. The site is bound by single-family dwellings, manufactured homes and vacant lots. The site is within the Southwest Community Association (SWCA) and the United Southwest Communities Plan. Mobile homes and manufactured homes in the area have been located in this area since 1959. The proposed "MH" Manufactured Housing District is appropriate for the site since there is an existing mix of residential housing types, including manufactured homes, in the general area. The districts are intended to provide suitable locations for HUD-code manufactured homes on individual lots.

The project site was annexed into the City of San Antonio in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

HUD-code manufacture homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations.

HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have

CASE NO: Z2008021

Final Staff Recommendation - Zoning Commission

covered front and rear entries, and site built steps and porches.

Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run.

Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008021

Existing Zoning: R-6

Requested Zoning: MH

Registered Neighborhood Association(s): Hidden Cove/Indian Creek, Southwest, Valley Forest/P.A.C.E. & P.A.C.E. Neighborhood Associations

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Low Density Residential

Low-Density Residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Related zoning districts may include RD, RE, R-20, NP-15, NP-10, NP-8, R-6, R-5 and R-4.

Other Comments:

According to Goal 2 Objective 2.1.2: Mobile homes will be discouraged that are more than eight years old from locating within the community through building code and zoning enforcement. However, this mobile home community has been in existence on this property since 1959. Also for the purposes of this plan, a manufactured home on an individual lot is considered a low density residential use. However

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

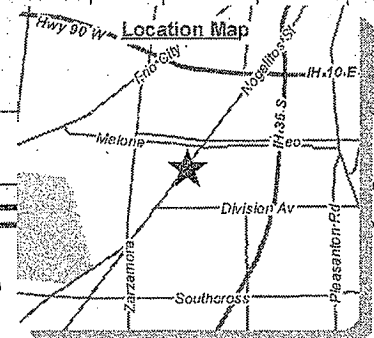
Reviewer: Tamara Palma **Title:** Planner

Date: 10/30/07

Manager Review: Nina Nixon-Mendez

Date: 10/30/07

12/30/04



Case Z-2008-023

Subject Property Legal Description(s): Lots 1 thru 4 - NCB 06937 - Block 000

Subject Property (0.2624 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



CASE NO: Z2008023

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 5

Ferguson Map: 650 A3

Applicant Name:

Owner Name:

Starboard Investments, Ltd.

Buna W. McKinnon

Zoning Request: From "R-5" Residential Single-Family District to "C-1" Light Commercial District.

Property Location: Lot 1, Lot 2, Lot 3 and Lot 4, NCB 6937

3116 Nogalitos Street

Southeast Corner of Nogalitos Street and Hoover Avenue

Proposal: To Bring Existing Use into Compliance.

Neigh. Assoc. Palm Heights Neighborhood Association

Neigh. Plan Nogalitos/South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

The request is consistent with the Nogalitos/South Zarzamora Community Land Use Plan. The associated zoning districts allowed in Neighborhood Commercial land use are O-1, NC, and C-1.

Approval

The proposed site is located in southwest San Antonio along Nogalitos Street between Hoover Avenue and Eskimo Avenue. The project site consists of a vacant 855.0 square foot commercial building built in 1969 and was used as a Church's Fried Chicken for many years. The surrounding zoning consists of "R-5" Residential Single-Family District to the east, "R-4" Residential Single-Family District to the south, "C-3" General Commercial District across Hoover Avenue to the northeast and "C-3R" Commercial District, Restrictive Alcoholic Sales to the southwest. Property to the west across Nogalitos Street is zoned "R-5" Residential Single-Family District. The site is within the Palm Heights Neighborhood Association and the Nogalitos/South Zarzamora Community Plan. Land uses adjacent to the project site along Nogalitos Street are exclusively commercial. Other land uses surrounding the project site is single-family residential homes to the east and south. An existing alley separates the project site from the single-family dwellings. The requested "C-1" district is a commercial district most appropriate along the frontages or at the intersections of major thoroughfares. The proposed zoning request would be appropriate at this location and provide an opportunity for an adaptive reuse of an existing and vacant commercial building.

The subject properties are part of the original 1936 city limit boundary. In 2002 following the adoption of the Unified Development Code, the existing "R-5" Residential Single-Family District converted from the previous "R-5" Single-Family Residence District.

"C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. "C-1" districts permit general commercial activities designed to serve the community and districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008023

Existing Zoning: R-5

Requested Zoning: C-1

Registered Neighborhood Association(s):
Palm Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Nogalitos / S. Zarzamora Community Plan

Future Land Use for the site:
Neighborhood Commercial land use

Other Comments:

Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. The associated zoning districts allowed in Neighborhood Commercial land use are O-1, NC, and C-1. The request is consistent with the Land Use Plan.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

Staff Recommendation:

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation

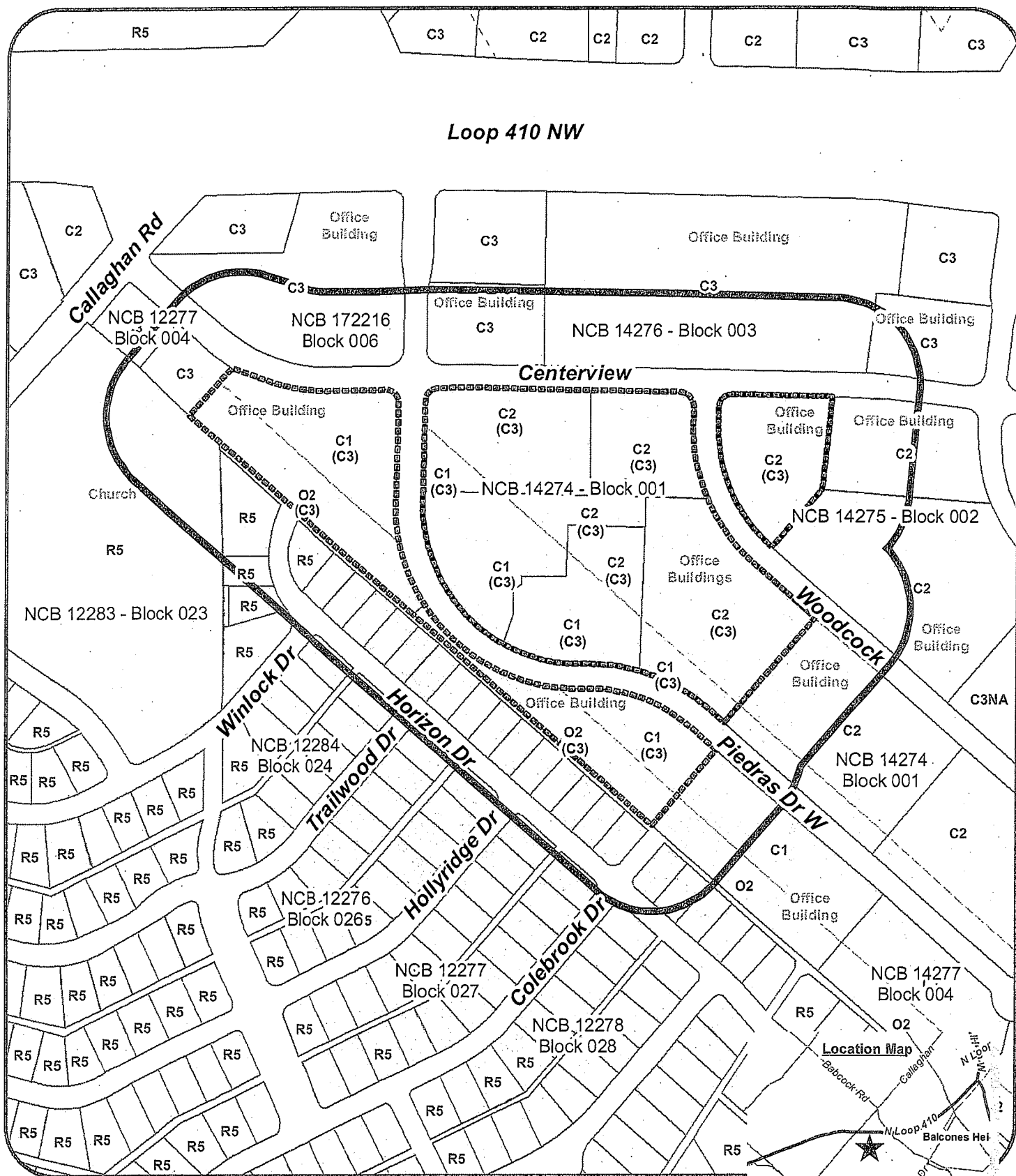
Reviewer: Zenon F. Solis

Title: Sr. Planner

Date: 10/30/2007

Manager Review: Nina Nixon-Mendez

Date:



Zoning Case Notification Plan

Case Z2008024

Council District 7

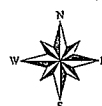
Scale: 1" approx. = 300'

Subject Property Legal Description(s): Lots 1A, 2, 3, 4, & 5 - NCB 14274 - Block 001 and Lot 1 - NCB 14275 - Block 002 and
 Lots 1 & 3 - NCB 14277 - Block 004

Legend

- Subject Property (17.418 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
 (11/07/2007)

CASE NO: Z2008024

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 7

Ferguson Map: 581 A4

Applicant Name:
Kaufman & Associates, Inc.

Owner Name:
Brass Centerview Holdings, LLC

Zoning Request: From "O-2" Office District, "C-1" Light Commercial District and "C-2" Commercial District to "C-3" General Commercial District.

Property Location: 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275

Approximate 4400 - 4600 Block of Centerview Road

Generally Located Along Centerview Road, W. Piedras Drive and Woodcock

Proposal: To Allow for Commercial Development

Neigh. Assoc. None

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Level-3 Traffic Impact Analysis (TIA) will be required.

Staff Recommendation:

Consistent

The Near Northwest Neighborhood Plan calls for Regional Commercial land use for the subject property. The requested C-3 General Commercial District zoning is considered a Regional Commercial land use and is consistent with the plan.

Approval

The subject properties were annexed in 1952 and total approximately 17.418 acres. There are seven existing office buildings on the subject properties that measure from 14850 square feet up to 52750 square feet in size and were constructed between 1968 and 1978. These subject properties were zoned B-1, B-2 and O-1 by City Council and approved on March 7, 1968 (Ordinance #36301) and November 19, 1970 (Ordinance #39077.) In 2002 following the adoption of the Unified Development Code, the existing C-1, C-2 and O-2 zoning converted from the previous B-1, B-2 and O-1 zoning.

C-3 General Commercial District zoning currently exists to the north of the subject property across Centerview. Property to the west is zoned C-3 General Commercial District and R-5 Residential Single-Family District. Property to the east is C-2 Commercial District. Property to the south is zoned O-2 Office District, C-2 Commercial District, C-1 Light Commercial District and R-5 Residential Single-Family District.

Land uses immediately adjacent to the proposed development consist of office buildings to the north of the subject property across Centerview. There are office buildings and a church facility to the west and additional office buildings to the east. There are office buildings and single family homes to the south. The applicant is requesting C-3 zoning in order to redevelop the existing office park into a shopping center. The requested C-3 General Commercial District is a regional commercial district and is most appropriate along freeways or at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location, 400 feet east of the intersection of

CASE NO: Z2008024

Final Staff Recommendation - Zoning Commission

Callaghan Road (a Secondary Arterial Type A) and Loop 410 (a Freeway), appropriate for regional commercial uses.

Staff believes that this proposed redevelopment would not be out of character with the commercial and office development that exists along Centerview, West Piedras Drive and Woodcock. The requested zoning would be appropriate at this location in order to provide commercial and retail uses that would compliment and serve the existing residential uses in the general area. A rezoning of this property to a C-3 district would not constitute commercial encroachment into a residential area, seeing that this development would occur in an existing nonresidential location.

The requested "C-3" General Commercial District allows for uses that are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. Any proposed development located in a "C-3" Commercial District and adjoining a zoning district zoned "R-5" Residential Single-Family District, will require the applicant to install a type C buffer.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008024

Existing Zoning: O-2, C-1, and C-2

Requested Zoning: C-3

Registered Neighborhood Association(s):

NA / Next to Hillcrest and Inspiration Hill

Neighborhood/Community/Perimeter Plan:

Near Northwest Community Plan

Future Land Use for the site:

Regional Commercial

Other Comments:

This property faces north on NW Loop 410, Babcock Rd. is to the east, and Callaghan Rd. is to the west. This property is approximately 17.418 acres and is currently zoned O-2, C-1, and C-2, the applicant requests a change to C-3 Regional Commercial.

The current use of this property is miscellaneous, retail and offices, the applicant requests a change so they may redevelop the site for a shopping center. One of the objectives stated within the plan is to attract new business development, encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement. The plan wants to discourage businesses such as tattoo parlors, dollar-type stores, used car sales, day labor facilities, bars, and auto repair shops. The Near Northwest Community Plan wants to reduce the amount of signage pollution along major arterials and they want to encourage the planting of street trees along area commercial corridors. The subject property does conform to the Near Northwest Community Plan which designates this area as Regional Commercial in the future land use plan.

Analysis

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency determination not required because base zoning is not changing

Staff Recommendation:

☒ Supports

☐ Recommends Denial

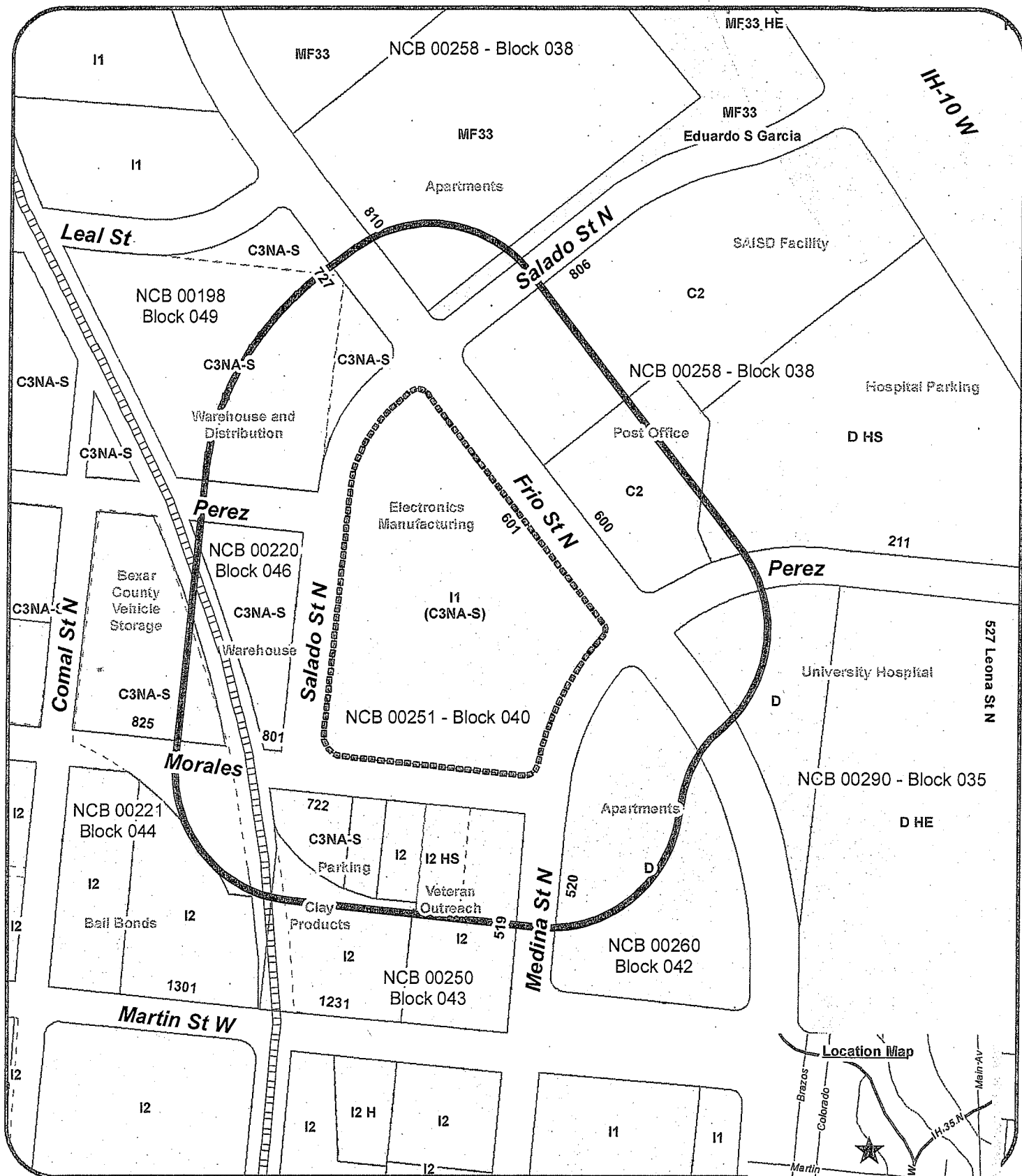
Reviewer: Sidra Maldonado

Title: Planner

Date: 10/23/2007

Manager Review: Nina Nixon-Mendez

Date: 10/23/2007



Zoning Case Notification Plan

Case Z-2008-009

Council District 5

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 17 - NCB 00251 - Block 040

Legend

Subject Property		(3.83 Acres)
200' Notification Buffer		
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain		



Location Map



City of San Antonio - Development Services Dept
(11/15/2007)

CASE NO: Z2008009 S

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 5

Ferguson Map: 582 D4

Applicant Name:

Owner Name:

Bexar County (Center for Health Care Services)

Bexar County (Center for Health Care Services)

Zoning Request: From "I-1" General Industrial District to "C-3 NA" S General Commercial District, Nonalcoholic Sales with a Specific Use Permit for a Human Services Campus.

Property Location: Lot 17, Block 40, NCB 251

601 North Frio Street

Generally Bound by North Frio, North Salado, North Medina and Morales

Proposal: Center for Health Care Services

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located within the San Antonio city limits as they existed in 1940 and has multiple street frontages, including North Frio Street which is identified as a Secondary Arterial Type B in the city's Major Thoroughfare Plan. The property totals just under 4 acres and has an existing commercial building that dates to 1981 and is slightly more than 20,000 square feet in size. The proposal is to re-develop the site for use as a detoxification unit and intensive substance abuse outpatient clinic and there will be collaboration with programs provided by the Haven for Hope campus located immediately to the west. This zoning case is scheduled to be heard by the City Council on November 29, 2007.

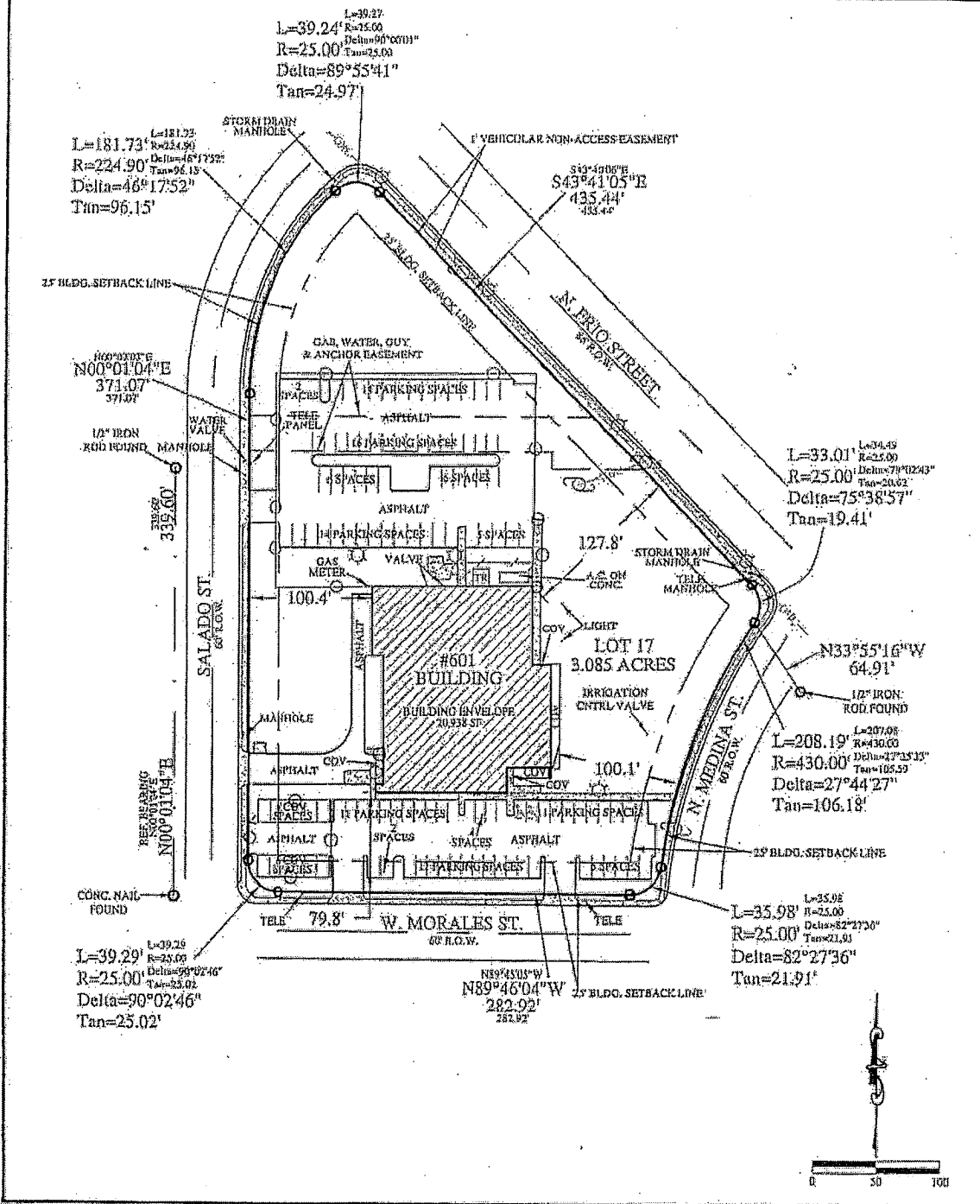
This property is located in an area with mostly non-residential land uses. University Hospital and an additional parking facility are located to the east of North Frio on parcels with D zoning, this district converting from the previous B-4 zoning which was applied in November of 1990. There is also a post office on property zoned C-2 in May of 1979, the building dating to 1965. There is also a multi-family community to the northeast with MF-33 zoning that converted from the previous R-3 zoning which was also applied in May of 1979. This is the nearest residential land use, and most of these structures date to 1981. To the west are multiple properties that have been acquired for the future Haven for Hope campus. Most of the parcels have existing buildings, most dating to the 1960's, and previously had I-1 and I-2 zoning, these districts having converted from the previous L industrial district identified in the 1938 zoning code.

CASE MANAGER : Matthew Taylor 207-5876

22308009

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND EASEMENTS AS FOLLOWS:
 VOL. 8200, PAGE 77 DEED AND PLAT RECORDS VOL. 1994, PAGE 880 RIAL PROPERTY RECORDS
 VOL. 3310, PAGE 1333 REAL PROPERTY RECORDS VOL. 5729, PAGE 1558 REAL PROPERTY RECORDS
 VOL. 5758, PAGE 770 REAL PROPERTY RECORDS VOL. _____, PAGE _____ RECORDS

RECORD INFORMATION
 N89°37'41"E
 83.07'
 AS MEASURED IN FIELD
 S33°29'20"W
 161.24'



LOT(S) 17 BLOCK 48 N.C.B. 231
 VISTA VERDE PROJECT TEXAS 100 SUBDIVISION UNIT-3
 VOLUME 5209, PAGE(S) 77 OF THE DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 7 DAY OF JULY 20 05
 ADDRESS 201 N. FRIO STREET G.F. NO. 200505211
 ROSIN-JOHNSON, INC. JOB NO. 1563-001-000 DRAWN BY: DVO. SURVEYED BY: NM
 CERTIFIED TO:

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND. BOUNDARY LINES ARE, IN MY OPINION, SHOWN AT THE BEST LOCATION. BEFORE BUILDING OR MOVING IMPROVEMENTS, AGREE ON LOCATION WITH NEIGHBOR. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION, SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED AND SHOWN ON DRAWING OR BY REFERENCE. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

WOOD FENCE UTILITY POLE SMOOTH WIRE FENCE
 BARBED WIRE IRON / WROUGHT IRON CHAIN LINK FENCE
 LIGHT POST TRANSFORMER FIRE HYDRANT
 CONCRETE 12" IRON ROD SET (UNLESS OTHERWISE NOTED) COV COVERED

RJ Rosin-Johnson, Inc.
 Civil Engineers - Land Surveyors
 11925 STARCREST 210-490-6001
 SAN ANTONIO, TEXAS 78247-4117 FAX: 210-496-3875

STATE OF TEXAS
 REGISTERED
 JOEL CHRISTIAN JOHNSON
 5578
 PROFESSIONAL
 LAND SURVEYOR
 W
 JOEL CHRISTIAN JOHNSON, R.P.L.S.

Proposed Amendment to the Unified Development Code (Chapter 35 of the City Code)

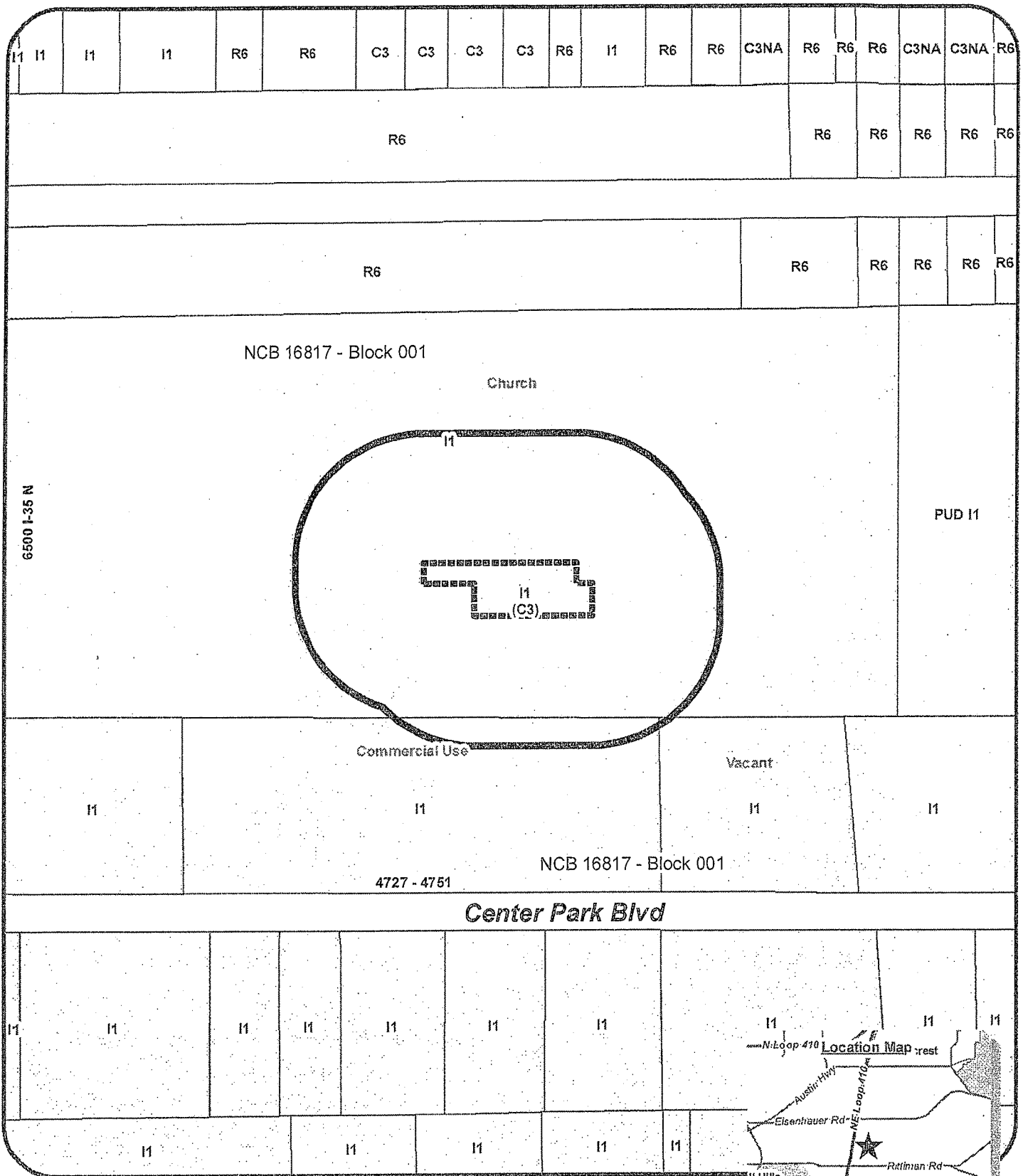
APPENDIX A: DEFINITIONS AND RULES OF INTERPRETATION

Sec. 35-A101. Generally.

Human Services Campus. A use in which multiple structures and related grounds or portions thereof are used to provide a multitude of services including, but not limited to the following: emergency food, medical or shelter services; animal care facilities; schools, including educational, business and vocational; community health care clinics, including those that provide mental health care; alcohol or drug abuse services; information and referral services for dependent care, housing, emergency services, transportation assistance, employment or education; multi-family housing; consumer and credit counseling; or day care services for children and adults.

35-311 Use Regulations

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Health and Human Services	Human Services Campus						S	S				P 6500



Zoning Case Notification Plan

Case Z-2008-011

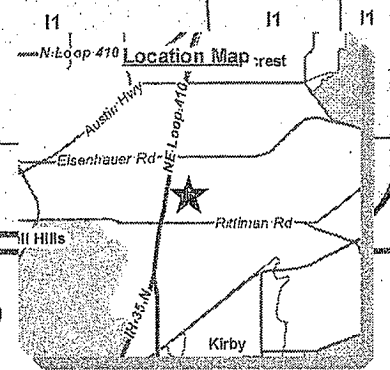
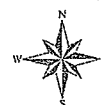
Council District 2

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Portion of Lot 27 - NCB 16817 - Block 001

Legend

Subject Property (0.3887 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (10/30/2007)

CASE NO: Z2008011

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 2

Ferguson Map: 584 E3

Applicant Name:

Owner Name:

Alamo City Christian Fellowship Church

Alamo City Baptist Church

Zoning Request: From "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: 0.3887 acres out of NCB 16817

6500 IH 35 North

IH 35 North, South of Eisenhower Road

Proposal: To Allow a Funeral Home

Neigh. Assoc. Park Village Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

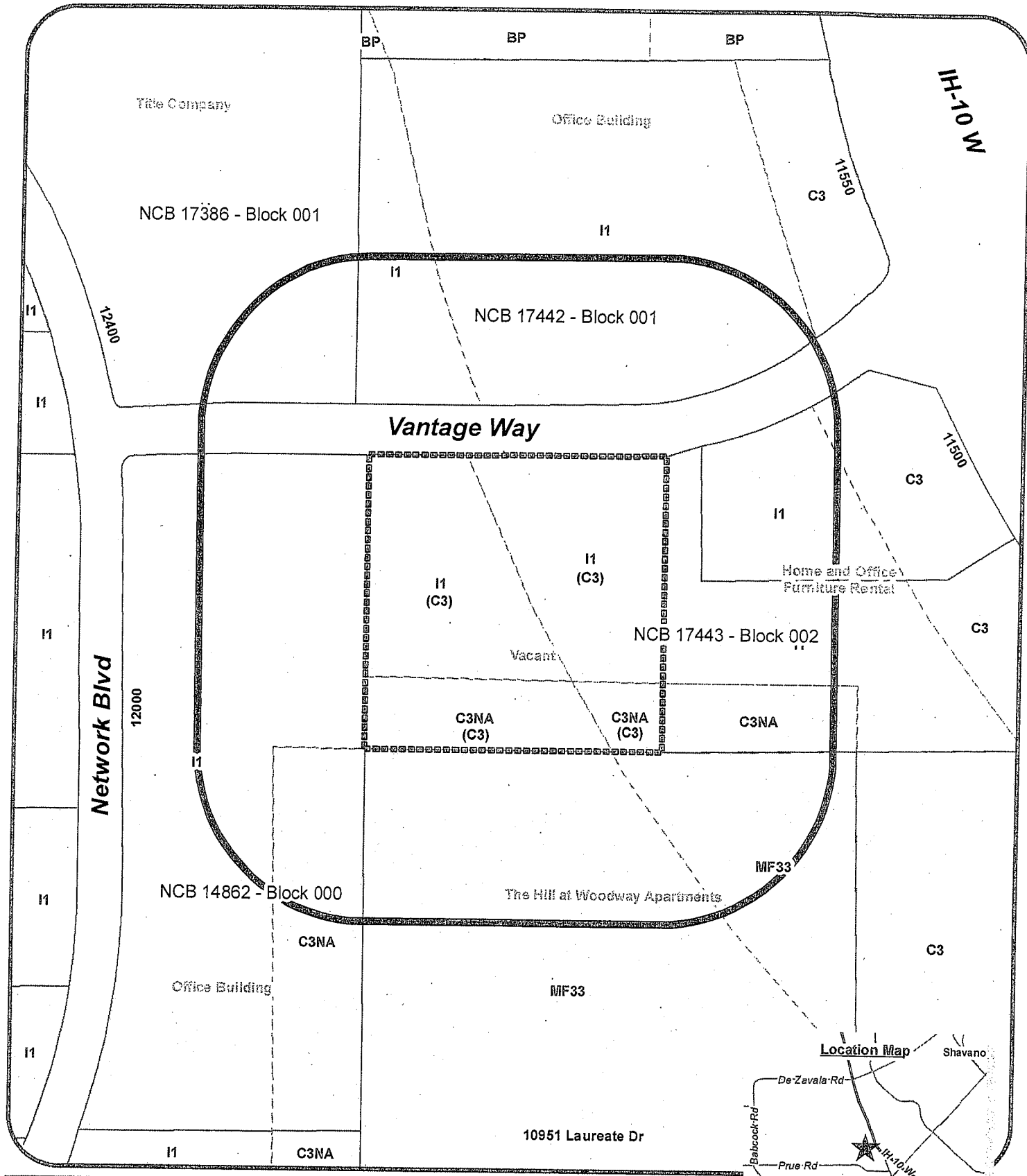
Approval

The subject property consists of an existing church, gymnasium, school and athletic fields with direct access to IH 35 North (a Freeway) and secondary access to Fratt Road. The property is adjacent to I-1 and R-6 zoning to the north and I-1 zoning to the east, west and south. The surrounding land uses consist of undeveloped land to the north; a gymnasium and soccer field to the east; vacant land and commercial uses to the south and a parking lot to the west.

The applicant is requesting a rezoning to allow a funeral home. A significant amount of I-1 and C-3 zoning exists within the vicinity of the subject property. Staff finds the request for commercial zoning to be appropriate given the subject property's location off of a major thoroughfare and the prevalence of commercial uses to the south. C-3 zoning is most appropriate at the intersections or along the frontages of major thoroughfares, arterials or commercial nodes. The subject property has frontage on IH 35 North (a Freeway) regional commercial districts are encouraged along such streets.

Furthermore, commercial uses would be compatible at this location rather than industrial or residential uses because the existing zoning and use patterns in this area are mostly commercial in nature. Therefore, the requested C-3 General Commercial District is a beneficial downzoning from the existing I-1 General Industrial District.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-013

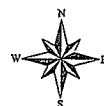
Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 2 - NCB 17433 - Block 002

Legend

- Subject Property (2.787 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



CASE NO: Z2008013

Final Staff Recommendation - Zoning Commission

Date: November 20, 2007

Council District: 8

Ferguson Map: 548 E3

Applicant Name:

J and M Investments Group, LLC

Owner Name:

Vantage Way San Antonio, LP

Zoning Request: From "I-1" General Industrial District and "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3" General Commercial District.

Property Location: Lot 2, Block 2, NCB 17443

11500 IH 10 West

Vantage Way, Between IH 10 West and Network Boulevard

Proposal: To Allow a Hotel

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on Vantage Way. The property is adjacent to I-1 zoning to the north, east and west and C-3 and MF-33 zoning to the south. The surrounding land uses consist of offices to the north and west; an apartment complex to the south and a furniture rental store to the east.

The applicant is requesting a rezoning to allow a hotel. A significant amount of I-1 and C-3 zoning exists within the vicinity of the subject property. C-3 zoning is most appropriate at the intersections or along the frontages of major thoroughfares, arterials or commercial nodes. The subject property is within close proximity (approximately 350 feet) to IH 10 West (a freeway) and regional commercial districts are encouraged along or in the immediate vicinity of such major roadways. Therefore, a hotel in this area would be an appropriate land use given the location off a major freeway.

Additionally, the C-3 zone would constitute a beneficial down zoning. This area is currently over zoned, with I-1 districts to the north and west. Furthermore, the development pattern in the general area is predominantly commercial in character, and not industrial or residential with the exception of the multi-family dwelling located directly south of the subject property. A Type C (15 foot) landscape buffer will be required along the rear property line of the subject property since the adjacent property has residential zoning.

CASE MANAGER : Brenda Valadez 207-7945